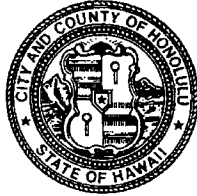


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honoluludpp.org](http://www.honoluludpp.org)

KIRK CALDWELL  
MAYOR



GEORGE I. ATTA, FAICP  
DIRECTOR

ARTHUR D. CHALLACOMBE  
DEPUTY DIRECTOR

2015/SMA-59(AB)

March 18, 2016

The Honorable Ernest Y. Martin  
Chair and Presiding Officer  
and Members  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawaii 96813

Dear Chair Martin and Councilmembers:

Subject: Application for a Special Management Area (SMA)  
Use Permit No. 2015/SMA-59

Applicant:	St. Augustine By-the-Sea Church
Landowner:	Roman Catholic Church in the State of Hawaii
Agent:	HHF Planners, Inc. (Scott Ezer)
Location:	130 Ohua Avenue - Waikiki
Tax Map Key:	2-6-26: 12 and 15
Acceptance Date:	December 23, 2015

We recommend approval of this application for an SMA Use Permit for construction of a new St. Damien and St. Marianne Cope Museum; demolition and replacement of the existing Parish Hall (including a new multi-purpose building with parking, Parish Hall, offices, and storage spaces); and appurtenant site improvements, subject to standard conditions relating to archaeological resources, time limits, lighting, approvals from other governmental agencies, and project modifications.

Attached for your consideration are: (1) Our report and recommendation, and draft resolution; and (2) the transcript of the public hearing held on February 19, 2016. The hearing was attended by the Applicant, Agent, and several members of the community.

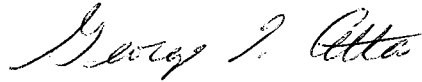
Pursuant to Chapter 25, Revised Ordinances of Honolulu, the City Council must act within 60 calendar days after receipt of our findings and recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension. The extension is not automatic and thus, if an extension of time is not requested in a timely manner, the application may be filed due to the Council's time deadline.

RECEIVED  
CITY CLERK  
C & C OF HONOLULU  
2016 MAR 18 AM 9:09

The Honorable Ernest Y. Martin  
Chair and Presiding Officer  
and Members  
March 18, 2016  
Page 2

Should you have any questions, please contact me at 768-8000.

Very truly yours,

A handwritten signature in cursive script, reading "George I. Atta".

George I. Atta, FAICP  
Director

Attachments

cc: Kirk Caldwell, Mayor  
Roy K. Amemiya Jr., Managing Director  
Father Lane Akiona  
Corporation Counsel  
HHF, Planners, Inc. (Scott Ezer)  
Hearings Reporter

DEPARTMENT OF PLANNING AND PERMITTING  
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION )

BY )

FATHER LANE AKIONA )  
ST. AUGUSTINE BY-THE-SEA CHURCH )

FILE NO. 2015/SMA-59

FOR A )

SPECIAL MANAGEMENT AREA )  
USE PERMIT )

---

FINDINGS OF FACT, CONCLUSIONS  
OF LAW, AND RECOMMENDATION

I. GENERAL INFORMATION

A. Basic Information:

APPLICANT:	Father Lane Akiona (St. Augustine By-the-Sea Church)
LANDOWNER:	Roman Catholic Church in the State of Hawaii
LOCATION:	130 Ohua Avenue – Waikiki (Exhibit A)
TAX MAP KEYS:	2-6-26: 12 and 15
LAND AREA:	50,060 square feet
EXISTING ZONING:	Resort Mixed Use Precinct (Exhibit B)
STATE LAND USE DISTRICT:	Urban
SURROUNDING USES:	Resort, retail, restaurants, multi-family dwellings, and beach parks (Exhibit B)

- B. Proposal: The Applicant proposes to implement various improvements at the St. Augustine By-the-Sea Church, including construction of a new St. Damien and St. Marianne Cope Museum, the demolition and replacement of the existing Parish Hall, and the construction of a new multi-purpose building to serve as a Parish Hall, office space, and parking facility in the Special Management Area (SMA). See Exhibit D-2 for the proposed site plan. A nearly identical proposal was approved by the Honolulu City Council on September 12, 2012, under Resolution 12-195 (File No. 2012/SMA-16). Resolution 12-195 was rendered null and void when the Applicant failed to obtain development permits within two years of September 12, 2012. Therefore, the Applicant seeks a new SMA Use Permit.

The Project will be completed in two phases: The St. Damien and St. Marianne Cope Museum will be built during the first phase, followed by the new Parish Hall during the second phase. The construction is expected to take about four years and the Project is expected to cost about \$14.1 million. The proposed St. Damien and St. Marianne Cope Museum is a two-story, 32-foot-high structure fronting Kalakaua Avenue. The proposed structure is about 3,000 square feet in building area, and has about 5,500 square feet of floor area (Exhibit D-2). The museum is designed to complement the existing neo-gothic style of the St. Augustine Church by mimicking features of the larger building. The ground floor has an open entrance to the Kalakaua sidewalk, leading to sales areas, exhibit space, offices, and meeting rooms. The second floor has exhibit spaces, an office, and an archive room (Exhibit D-3). The museum will display various religious artifacts associated with St. Damien and St. Marianne Cope, as well as a history of the St. Augustine Church.

The proposed new multi-purpose Parish Hall and parking structure is four-stories tall, about 50.5 feet above grade. The proposed structure is about 14,785 square feet of building area, and 17,755 square feet of floor area. The first three stories are primarily parking areas, with small spaces for storage. The fourth floor will have the Parish Hall, a small stage, a large covered lanai, meeting rooms, offices, kitchen, bathrooms, and other accessory areas such as storage and hallways (Exhibits D-4 through D-7).

The site is accessed primarily from Ohua Avenue, with secondary access via Kealohilani Street. The existing driveway at Kalakaua Avenue will be removed.

## II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

### A. Location:

1. Site: The site consists of two contiguous parcels with a total land area of 50,050 square feet. The site is relatively flat; boot shaped, and is currently developed with a church, rectory, and multi-purpose Parish Hall. There are 46 off-street surface parking spaces (Exhibit D-1).
2. Surrounding uses: The surrounding area consists of a dense resort community, including visitor accommodations, multi-family dwelling units, various commercial uses, and eating and drinking establishment. The Project is adjacent to the Foster Tower Condominium to the west, the Waikiki Beach Marriott Resort and Spa to the east (across Ohua Street), a surface parking lot to the north, and a convenience store and fast-food restaurant to the southeast. See Exhibits A and B. The church is currently renting a small office space above the neighboring convenience store for use as a temporary museum.
3. Site Soils: The U.S. Department of Agriculture, Natural Resources Conservation Services, classifies soils within the Project site and surrounding area as Jaucus

sand (JaC). This Jaucus Series consists of excessively drained, calcareous soils that occur as narrow strips on coastal plains, adjacent to the ocean.

4. Hydrology: The site is not near any perennial or intermittent streams. The site is over 100 feet from the ocean. It is within the Palolo Unit of the Honolulu Aquifer Sector. The Palolo Unit has a sustainable yield of five million gallons per day (gpd).
  5. Zoning: The site is in the Resort Mixed Use Precinct of the Waikiki Special District (WSD), and has a 220-foot height limit. See Exhibit B.
  6. Coastal Zone Management: Most of the site is within the SMA. See Exhibit A. The site is not a shoreline lot, but it is within the tsunami evacuation zone, which extends inland of the shoreline near to Ala Wai Boulevard. The site falls within the coverage of existing warning sirens.
- B. Environmental Compliance: As the Project is located in the SMA and WSD; an Environmental Assessment (EA) was prepared and assessed pursuant to Chapter 343, Environmental Impact Statements, Hawaii Revised Statutes (HRS), as amended; Title 11, Chapter 200, Hawaii Administrative Rules; and Chapter 25, Revised Ordinances of Honolulu (ROH). The Department of Planning and Permitting (DPP) issued a Finding of No Significant Impact (FONSI) on March 8, 2012. The FONSI was published in The Environmental Notice on March 23, 2012. There is no significant change to the Project since the FONSI was issued, so no Supplemental EA is required at this time.
- C. Flood District: According to the Flood Insurance Rate Map Community Panel No. 15003C0368G, revised on January 19, 2011, the Project is located in Flood Zone X, in an area determined to be located outside the 500-year flood. Projects within Flood Zone X are not subject to the flood hazard regulations of Section 21-9.10 et seq. of the Land Use Ordinance (LUO).
- D. Consistency With County Plans:
1. General Plan: The General Plan establishes objectives and policies relating to economic activity, energy, physical development, and urban design in Waikiki.
  2. Development/Sustainable Community Plan: The site is in the Primary Urban Center Development Plan (PUC DP), in an area designated as "Resort" on the PUC DP Land Use Map, which provides for community facilities such as churches and museums. The PUC DP also establishes policies to preserve historic and cultural resources, promote mixed land use in neighborhood planning, make streets pedestrian friendly, and support a vibrant and livable Waikiki.
  3. Land Use Ordinance: The existing uses on the site are considered to be a meeting facility for purposes of the LUO. Meeting facilities and the proposed museum are both permitted uses in the Resort Mixed Use Precinct. For purposes of the WSD, the proposal involves the construction of a new building, which requires a Special District (SD) Permit (Major). A previous SD Permit

(File No. 2012/SDD-23) was approved on September 24, 2012, for a nearly identical Project, but the permit lapsed on September 24, 2014. The Applicant submitted a new SD Permit application (File No. 2016/SDD-20) on March 9, 2016, and it is currently under review by the DPP. The St. Augustine Church and existing Parish Hall (to be demolished), were built prior to the adoption of the LUO and are nonconforming structures since they do not meet the front yard setback requirement under the current LUO provisions. No changes to the existing church structure are proposed.

- E. Agency Comments: The Draft EA for the Project, dated August, 2011, the previous SMA application, dated April 2012, and the current SMA application materials were all routed to various public agencies. There were no agency objections to the proposal. Relevant comments are addressed under the Analysis section of this report.
- F. Other Permits and Approvals: The Project will require a SD (Major) Permit, Industrial Wastewater Discharge Permit and Storm Drain Connection License, street usage permit, building permits, and grading and trenching permits. In addition, a National Pollutant Discharge Elimination System Permit for construction activities and construction noise permit will also be required from the State Department of Health. Sewer Connection Application (SCA) No. 2015/SCA-0313 was approved for the Project on June 2, 2014. It will expire May 4, 2016.
- G. Public Hearing and Community Comments: Upon acceptance of the SMA permit application, public hearing notices were sent to various community organizations, public officials, Waikiki Neighborhood Board No. 9, and property owners within 300 feet of the Project.

The DPP held a Public Hearing on the SMP application on February 19, 2016, at the McCoy Pavilion Dining Room at 1201 Ala Moana Boulevard (Ala Moana Beach Park). The Agent and Applicant were present. Four members of the public attended and two individuals submitted testimony; one person supported the Project, and one testified against the Project. The public testimony is summarized here:

- 1. Ms. Margaret Kula Stafford: Ms. Stafford supported the Project, noting the importance of St. Damien and St. Marianne Cope in Hawaiian History and the great work the church does. Ms. Stafford requested favorable review of the Project from the Department.
- 2. Ms. Victoria Scott: Ms. Scott, who lives on the fourth floor of the Foster Tower (Exhibit A), testified as a representative of the Foster Tower Condo Board. Ms. Scott expressed concerns that the new museum would block views from the condos in the Foster Tower, and that the proximity of the new museum to the Foster Building would create excessive noise from mechanical equipment. Ms. Scott also noted that the influx of construction equipment would impact the new sidewalks in the area.

Mr. Scott Ezer, the Agent for the Project, responded to the testimony, saying that the proposed improvements are well below the permitted height and density for the site, open space will be increased, and additional landscape areas will complement the

new structures. Mr. Ezer also pointed out that the plans for the Project have not changed since they were reviewed and approved by the DPP.

### III. ANALYSIS

The Project was analyzed in accordance with the objectives, policies, and guidelines established in Sections 25-3.1 and 25-3.2, ROH, as well as Sections 205A-2 and 205A-26, HRS.

- A. Coastal Hazards: The site is located across Kalakaua Avenue from Kuhio Beach. It is not located on a shoreline lot or within a flood hazard area. Therefore, the Project is not anticipated to have an impact on or be susceptible to coastal hazards. It is within the tsunami evacuation zone, but that does not impact its development potential. While the Project is not on a shoreline lot, the site is near the beach and the ocean, so Project lighting could adversely impact the coast if it directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters. Therefore, as a condition of approval, the Applicant should be required to shield all artificial lighting to ensure that lighting and light spillage are not directed toward the ocean.
- B. Alteration to Land Forms: The Project will not alter any land forms. The site has already been developed for urban purposes and is graded. Proposed buildings and structures will be constructed at the existing grade, with minimal excavation other than necessary footings for foundation support.
- C. Drainage: Storm water runoff from the Project site mostly discharges into the City storm water drainage system via underground drainage lines, with some sheet flow toward adjacent streets. A drainage report prepared for the Applicant concluded that, due to increased landscape areas proposed as part of the Project, the proposed improvements will not adversely impact the municipal storm drainage or adjacent site condition systems. The study estimated that with the proposed improvements, storm water runoff generated from the site will potentially decrease by about 5 percent, from 4.40 cubic feet per second (cfs) to 4.20 cfs. This decrease in storm water runoff is due to an increase in pervious landscaped areas, which will allow storm water runoff to percolate before entering into the City's storm drain system or the adjacent roadways. However, after reviewing the drainage report, the DPP Civil Engineering Branch concluded that drainage flows toward Kealohilani Street may actually increase. Any increased flows toward Kealohilani Street will have to be mitigated to reflect pre-Project conditions. The method for mitigation will have to be identified and proposed by the Applicant during the development permit stage of the Project.
- D. Solid and Liquid Waste Disposal:
  - 1. Solid Waste: Solid waste will continue to be collected by a private refuse collection company for disposal. According to the Applicant, waste generated by the Project will be minor in comparison to other resort activities and operations occurring in Waikiki, and will have minimal impact on municipal solid waste facilities. It was noted that the composition of waste generated should be more similar to residential waste, which can be taken to the H-POWER facility for conversion into energy.

2. Liquid Waste: The new St. Damien and St. Marianne Cope Museum will increase the wastewater flows from the site, but the anticipated increase is unlikely to have a significant impact on the existing wastewater system. Liquid waste generated by the development is expected to increase from 2,470 to 2,795 gpd. The wastewater will continue to flow to the existing laterals that service the site. The Project currently has an approved SCA. If the current approval expires and a new SCA is required, the Applicant will be advised of such a requirement during the building permit application process.
- E. Water Resources: There are no flowing streams or open bodies of water on the site. There are no sources beneath the Project site or in the immediate vicinity that provide domestic water supply to the Board of Water Supply. No watershed, underground aquifer, or surface water feature will be affected by the Project.
- F. Near-shore Water Quality: Runoff from the development will be of the same composition as existing runoff and should not affect water quality or aquatic resources of Kuhio Beach. The Applicant states that runoff during construction will be minimized by implementing Best Management Practices in accordance with Project design plans and applicable regulations, to prevent pollutants from entering groundwater or coastal waters. Furthermore, the Applicant will be required to comply with the prevailing storm water quality standards, and this will be ensured when the construction and grading plans are submitted to DPP for review and approval.
- G. Coastal Ecosystems: The Applicant indicates that there are no known threatened or endangered floras or fauna observed on the site.
- H. Recreational Resources and Shoreline Access: The Project site is mauka of the identified coastal highway (Kalakaua Avenue) and will not adversely affect access to any public shoreline or recreation area. All improvements will be within the Project site. Public access to the shoreline and recreational resources will not be impacted.
- I. Historic and Cultural Resources: It was noted in the application that the proposed new Parish Hall will not have a significant impact on historic sites, and the proposed new St. Damien and St. Marianne Cope Museum is located over an area where two burials and some bone fragments have been identified. A Project-specific burial treatment plan was developed in consultation with the Oahu Island Burial Council (OIBC), the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), and recognized lineal and cultural descendants. The burial treatment plan was approved by the OIBC and SHPD on June 8, 2011 and August 8, 2011, respectively. The plan also noted that prior to Project construction, an SHPD-approved archaeological monitoring plan will be completed. This should be a condition of this approval.

The monitoring plan will facilitate the identification and treatment of any additional burials and/or isolated human skeletal remains in the disturbed area that might be discovered during Project construction. Also, the plan will identify ways to gather additional information about the site's non-burial archaeological deposits, should any be discovered. On-site monitoring of all initial ground disturbances is planned, and any deviation from this protocol should follow consultation with and written concurrence



from the SHPD. Implementation of the above mitigative measures will reduce the Project's impact on significant historic and/or archeological resources. Nonetheless, a standard condition of approval should be included that work must be stopped, and that the SHPD be contacted immediately, if any archaeological remains are encountered.

- J. Scenic and Open Space Resources: The 1987 "Coastal View Study" inventoried significant coastal views and coastal land forms which together make up the scenic shoreline resources on Oahu. Within the vicinity of the Project site, continuous makai views along Kalakaua Avenue from Kuhio Beach to the Natatorium area are included as significant roadway views, and the stationary views from the Kuhio Beach Park and Waikiki shoreline near Queen's Beach are noted as highly vivid and valuable in establishing the urban character of the Primary Urban Center. The site is mauka of Kalakaua Avenue and Kuhio Beach, so the Project is not expected to adversely impact the identified scenic views or open space resources. [Note: Private makai views of the shoreline from adjacent properties are not protected by the SMA Ordinance or the WSD design controls.]
- K. Consistency with Land Use Plans and Zoning: The Project is consistent with the General Plan objectives and policies relating to economic activity, energy, physical development, and urban design. It is also consistent with the PUC DP policies to preserve historic and cultural resources, promote a mix of land uses in neighborhood planning, make streets pedestrian friendly, and support a vibrant and livable Waikiki. Proposed plans show that the Project complies with the zoning district development standards, including density, building area, height setbacks, required yards, parking, and landscaping. Compliance with the WSD design controls will be determined during the processing of the SD Permit (Major) for the Project. Compliance with all LUO requirements will be confirmed during the processing of building permits.

#### IV. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of Sections 25-3.1 and 25-3.2, ROH, and Sections 205A-2 and 205A-26, HRS, and found to be consistent with established SMA objectives, policies, and guidelines. Based on the Analysis, the proposed construction of a new St. Damien and St. Marianne Cope Museum; demolition and replacement of the existing Parish Hall, (including a new multi-purpose building with parking, Parish Hall, offices, and storage spaces); and appurtenant site improvements will not adversely impact SMA resources.

#### V. RECOMMENDATION

It is recommended that the application for a Special Management Area (SMA) Use Permit be APPROVED, subject to the following conditions:

- A. Construction and operation of the new St. Damien and St. Marianne Cope Museum, multi-purpose building, and other site improvements shall be in general conformity with the Project as described in the Report and Recommendation of the Director of the Department of Planning and Permitting (DPP), referenced herein, and the plans attached hereto as (Exhibits D-2 through D-7). Any changes in the size or nature of

the approved Project which have a significant effect on coastal resources addressed in Chapter 25, Revised Ordinances of Honolulu (ROH), and/or Chapter 205A, Hawaii Revised Statutes (HRS), shall require a new application and permit. Any changes which do not have a significant effect on coastal resources shall be considered minor modifications and therefore permitted under this resolution, upon review and approval by the Director of the DPP.

- B. Prior to the issuance of any development permits for the construction of the approved Project, the Applicant shall obtain an approved SD Permit (Major) for the Project from the Director of the DPP.
- C. Prior to Project construction, an archaeological monitoring plan shall be completed and approved by the Department of Land and Natural Resources State Historic Preservation Division (SHPD). In the event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction activities, all work shall cease in the immediate vicinity of the find. The Applicant shall protect the find from additional disturbance and contact the SHPD immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites are discovered during the course of construction of the project, all construction activity in the vicinity of the discovery shall stop until the issuance of an archaeological clearance from the SHPD that mitigation measures have been implemented to its satisfaction.
- D. Artificial light from exterior light fixtures, including, but not necessarily limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, shall be prohibited if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to Section 205A-71(b), HRS.
- E. Approval of this Special Management Area Use Permit does not constitute compliance with other Land Use Ordinance (LUO) or governmental requirements, including building permit approval. They are subject to separate review and approval. The Applicant will be responsible for insuring that the final plans for the Project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.
- F. **The Applicant shall obtain a development permit for the proposed development within two years of the date of this permit.** Failure to obtain a development permit within this period shall render this permit null and void, provided that this period may be extended as follows:

The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond one year from the initial deadline set by the City Council.

If the Applicant demonstrates good cause for an extension exceeding one year, the Director shall prepare and submit to the Council a report on the proposed extension, which report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

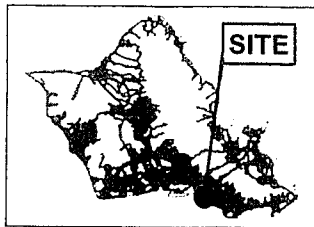
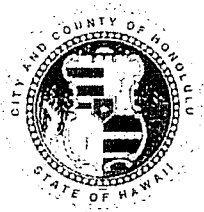
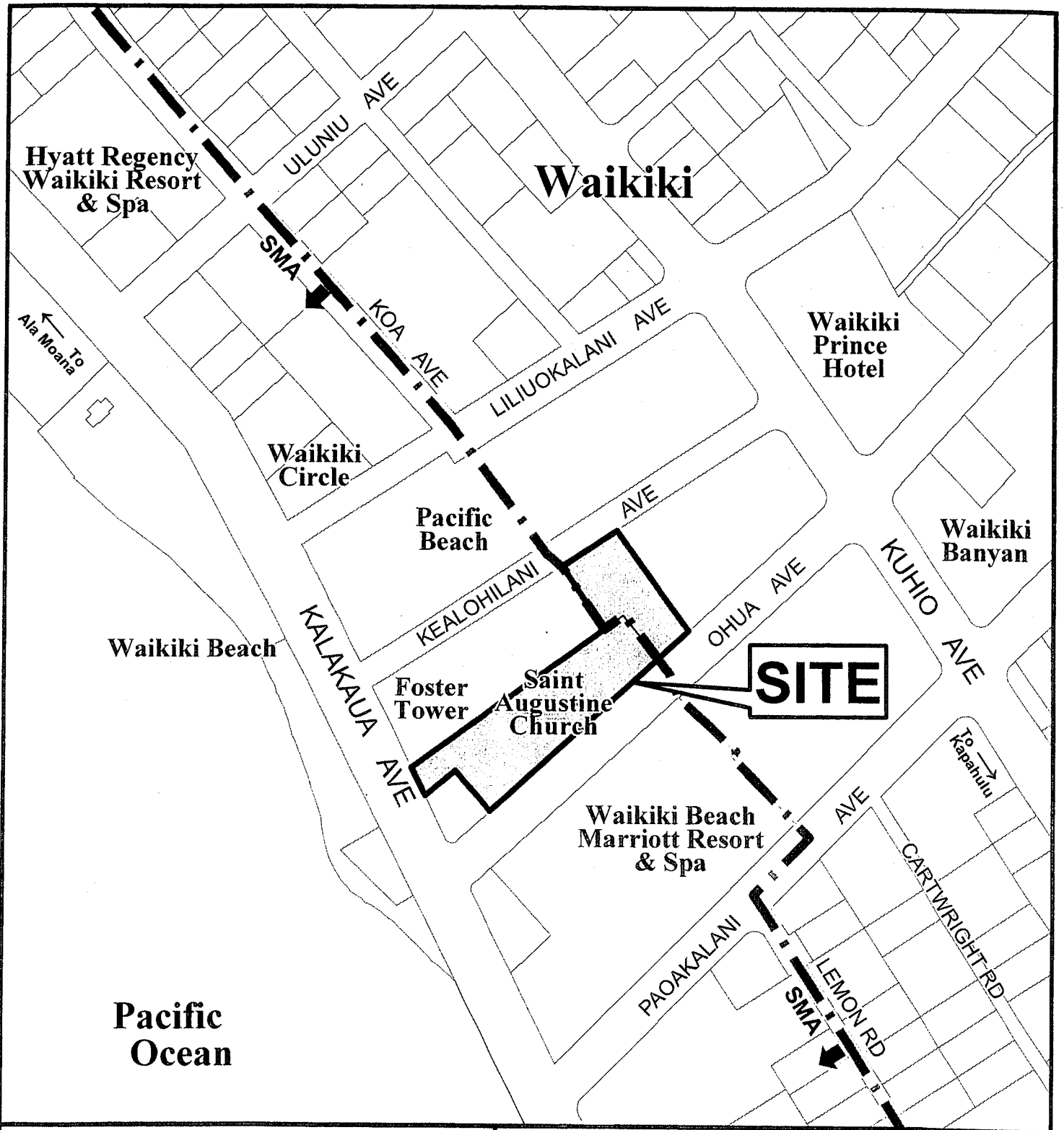
If the Council fails to take final action on the proposed extension whichever is the first to occur of: (a) 60 days after receipt of the Director's report; or, (b) the Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied.

Dated at Honolulu, Hawaii, this 18<sup>th</sup> day of March, 2016.

Department of Planning and Permitting  
City and County of Honolulu  
State of Hawaii

By   
George I. Atta, FAICP  
Director

Attachments



VICINITY MAP

200 100 0 200

Scale in Feet



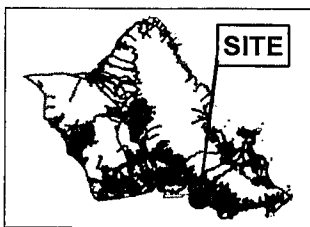
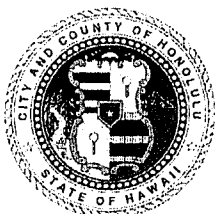
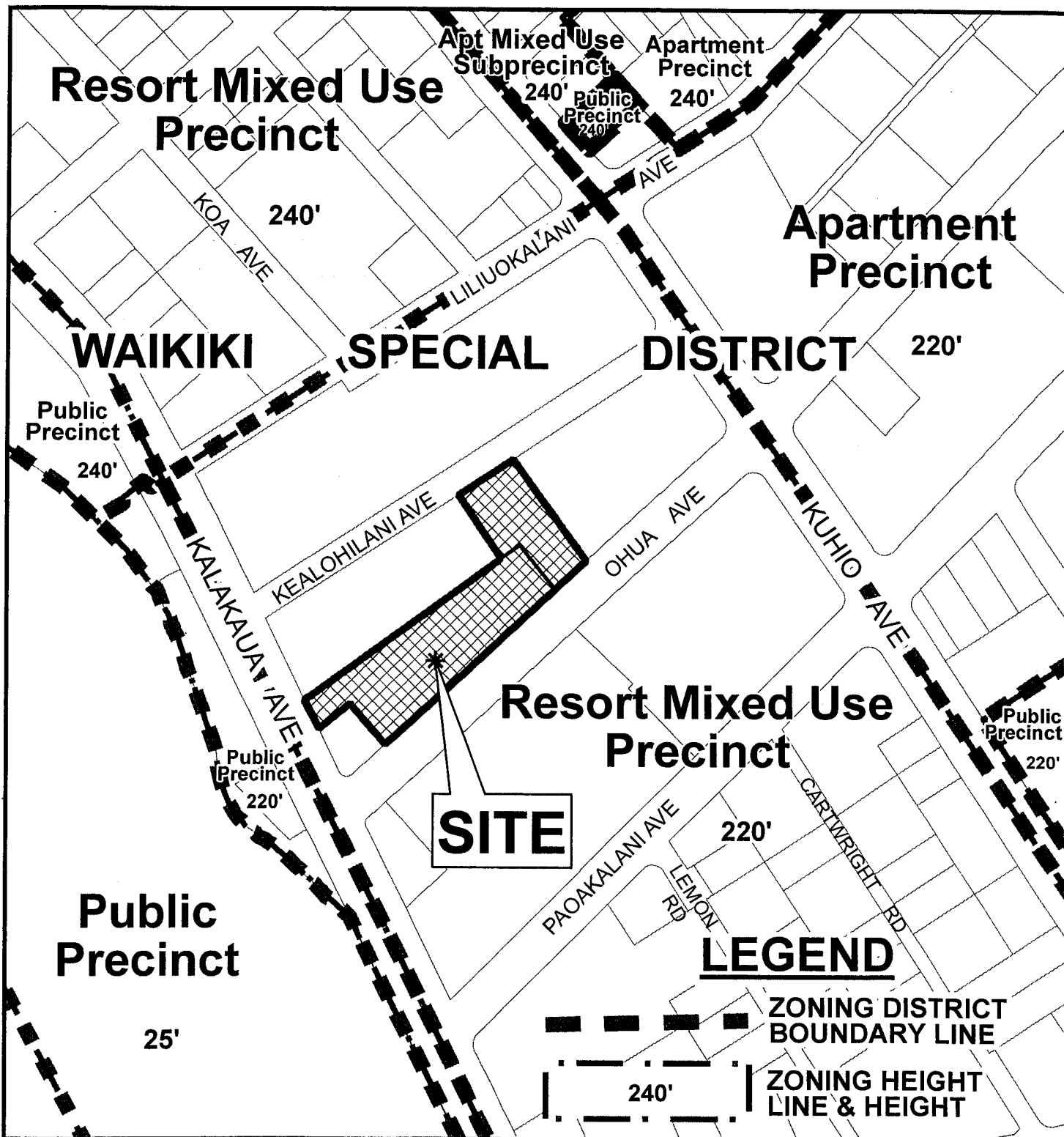
## LOCATION MAP

WAIKIKI

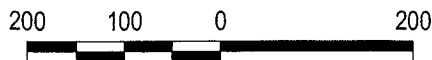
Exhibit A

TAX MAP KEY(S): 2-6-26: 12 & 15

FOLDER NOs.: 2015/SMA-59



VICINITY MAP



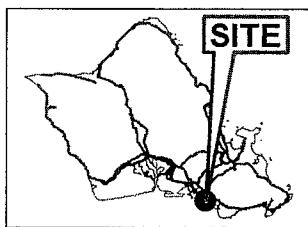
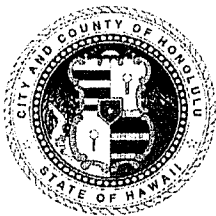
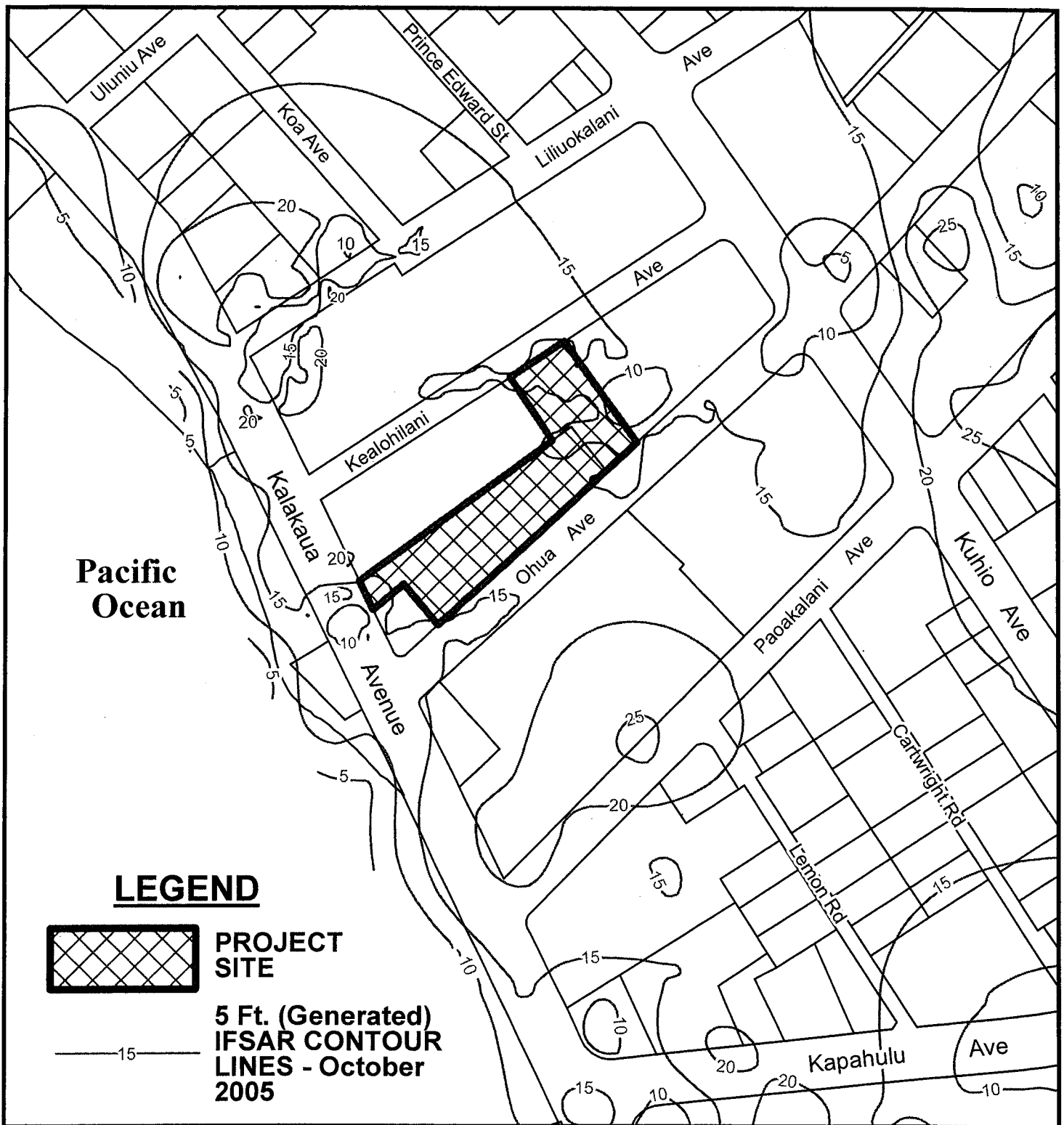
Scale in Feet



PORTION OF  
**ZONING MAP** Exhibit B  
 MOILIILI - KAIMUKI

TAX MAP KEY(S): 2-6-26: 12 & 15

FOLDER NO.: 2015/SMA-59



VICINITY MAP

200 100 0 200



Scale in Feet

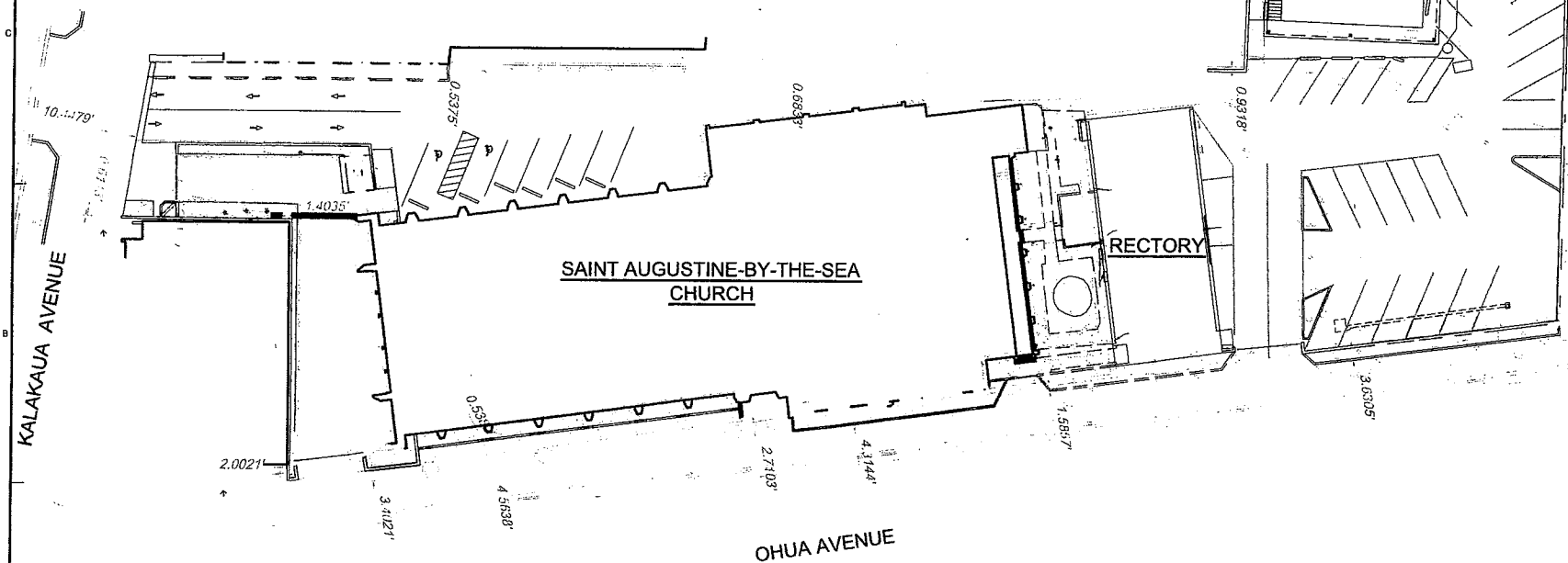
PORTION OF  
**TOPOGRAPHIC MAP**  
**WAIKIKI**  
**Exhibit C**

TAX MAP KEY(S): **2-6-26: 12 & 15**

FOLDER NOS.: **2015/SMA-59**

TMK 2-6-026: 015 15,351 SF  
 TMK 2-6-026: 012 34,709 SF  
 TOTAL SITE AREA: 50,060 SF

EXISTING OPEN SPACE: 9,375 SF  
 PERCENTAGE OF AREA: 18%



# Mason Architects

119 Merchant Street, Suite 501  
 Honolulu, Hawaii 96813  
 www.masonarch.com  
 Voice: 808 536-0556  
 Fax: 808 526-0577

## PROGRESS SET

Not for Construction

### PROJECT

## SAINT AUGUSTINE DEVELOPMENT PLAN

130 OHUA STREET  
 HONOLULU, HI  
 (1) 2-6-026: 012 & 015

### MARK DATE DESCRIPTION

#### ISSUE:

#### PROJECT NO:

CAD DWG FILE: A1 - Site, exist.dwg

PLOTTED: Apr 16, 2012 - 4:06PM

DESIGNED BY: BSS

DRAWN BY: BSS

CHECKED BY: GM

#### SHEET TITLE

SAINT AUGUSTINE CHURCH  
 DEVELOPMENT PLAN

EXISTING  
 SITE PLAN

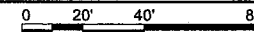
## Exhibit D-1

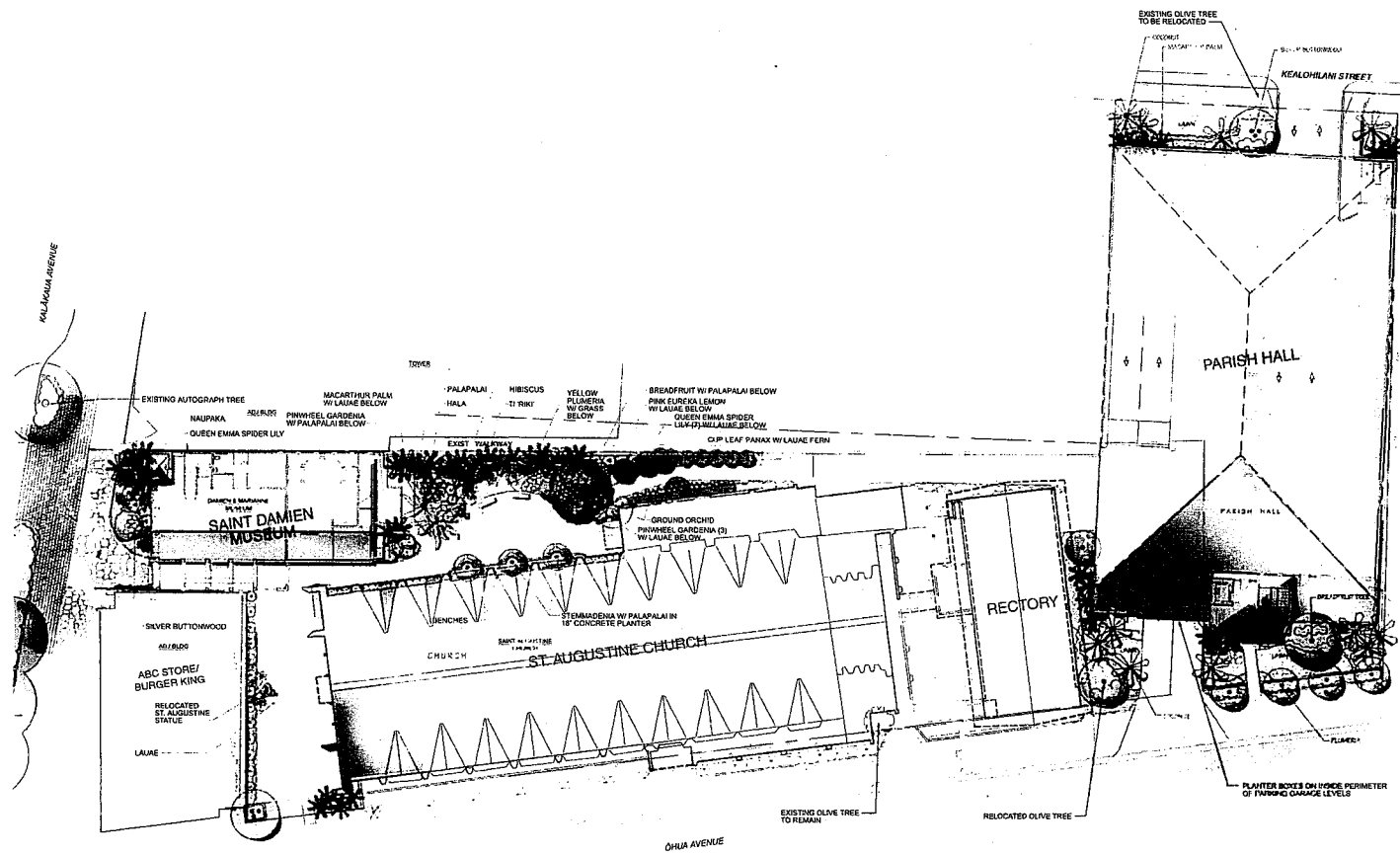
A1

## SITE PLAN -- EXISTING

1" = 40'-0"

REF FROM:





Source: Mason Architects, Inc. and HHF Planners, December 2015.

**CONCEPTUAL LANDSCAPE / SITE PLAN**  
ST. AUGUSTINE-BY-THE-SEA CHURCH MASTER PLAN  
WAIKIKI, O'AHU, HAWAII

**Exhibit D-2**

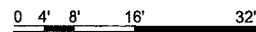




## EXTERIOR ELEVATIONS

$$1/10^6 = 1.0^6$$

REF FROM:



## C1 FLOOR PLANS

REF FROM:

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## NOTES

1. SEE A108 FOR FLOOR FINISH AND FURNISHINGS PLAN.



Mason Architects

119 Merchant Street, Suite 501  
Honolulu, Hawaii 96813  
www.masonarch.com  
Voice: 808 536-0556  
Fax: 808 526-0577

## <sup>c</sup> | PROGRESS SET

**Not for Construction**

PROJECT

SAINT AUGUSTINE  
DEVELOPMENT PLAN

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:

CAD DWG FILE: A2 - A5 Floor Plans & E

PLOTTED: Apr 16, 2012 - 4:17PM

DESIGNED BY: BSS

DRAWN BY: BSS  
CHECKED BY: CM

CHECKED BY: GM

SHEET TITLE

A SAINT AUGUSTINE CHURCH

SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN

DEVELOPMENT PLAN

FLOOD PLANS AND

FLOOR PLANS AND  
SECTIONAL ELEVATIONS OF THE BUILDING

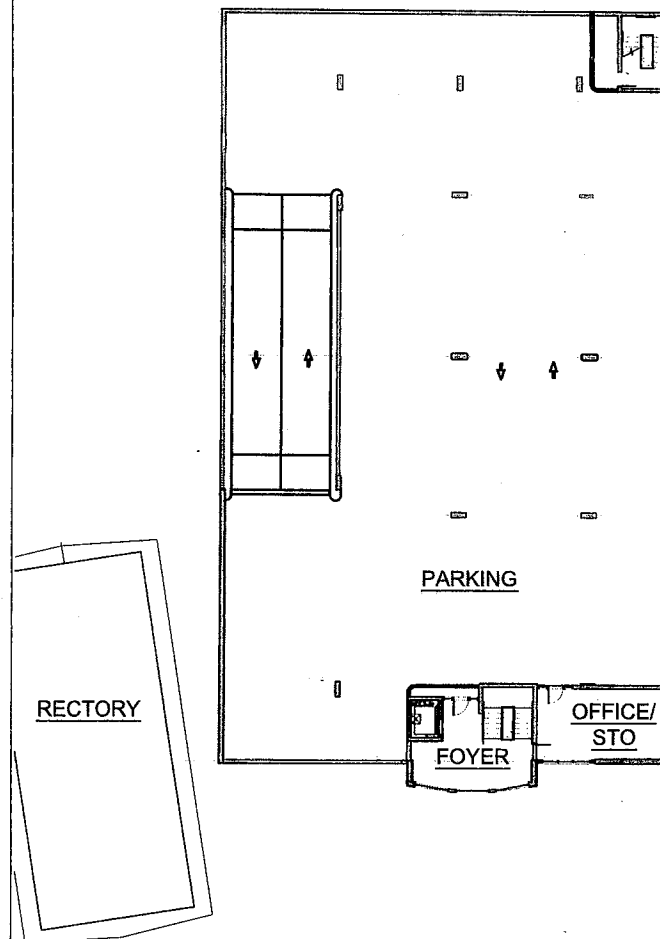
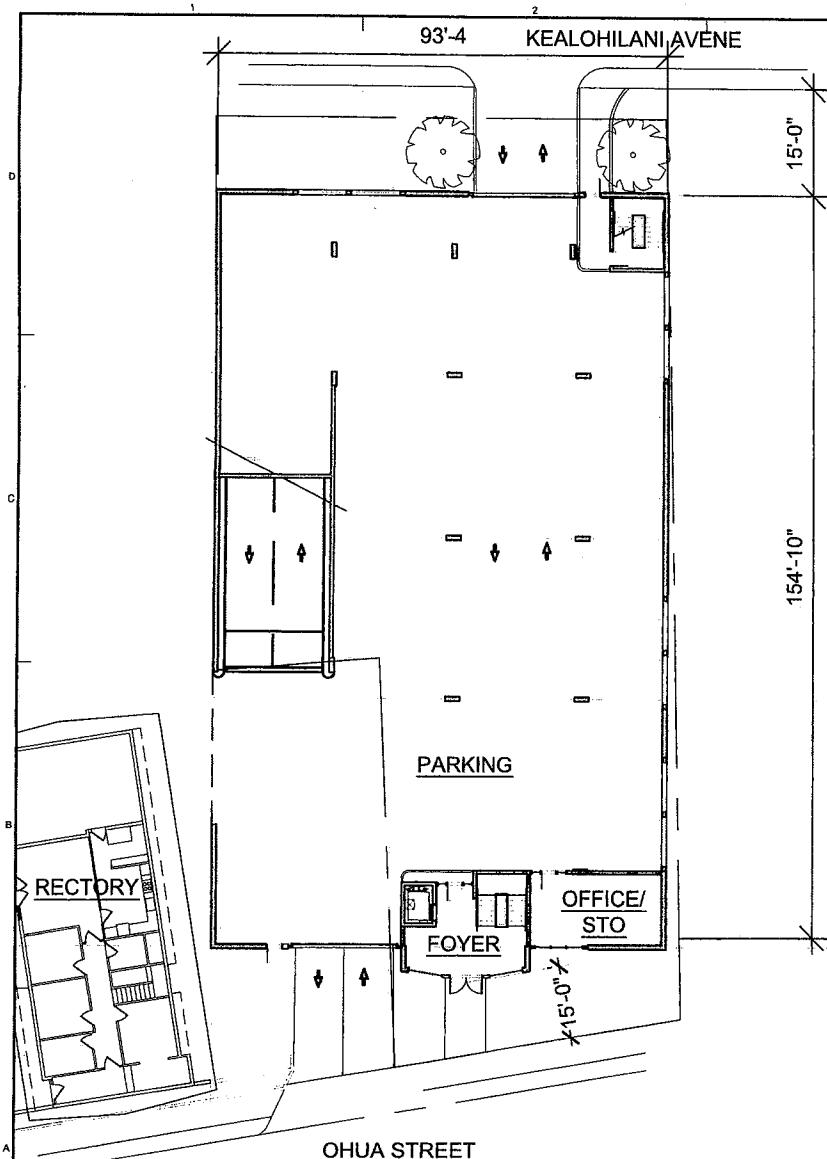
### EXTERIOR ELEVATIONS

---

**Exhibit D**

**Exhibit D-3**

\_\_\_\_\_



**M** ARCHITECTURE  
RESTORATION  
RENOVATION  
RESEARCH

Mason Architects

119 Merchant Street, Suite 501  
Honolulu, Hawaii 96813  
www.masonarch.com  
Voice: 808 536-0556  
Fax: 808 526-0577

## <sup>c</sup> PROGRESS SET

**Not for Construction**

PROJECT

SAINT AUGUSTINE  
DEVELOPMENT PLAN

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
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ISSUE:

PROJECT NO:

CAD DWG FILE: A2 - A5 Floor Plans & Elevs.dwg

PLOTTED: Apr 16, 2012 - 4:22PM

DESIGNED BY: BSS

DRAWN BY: BSS

CHECKED BY: GM

SHEET TITLE

A SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN  
PARISH HALL  
FLOOR PLANS  
FIRST AND SECOND FLRS

**Exhibit D-4**



# Mason Architects

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## PROGRESS SET

Not for Construction

### PROJECT

## SAINT AUGUSTINE DEVELOPMENT PLAN

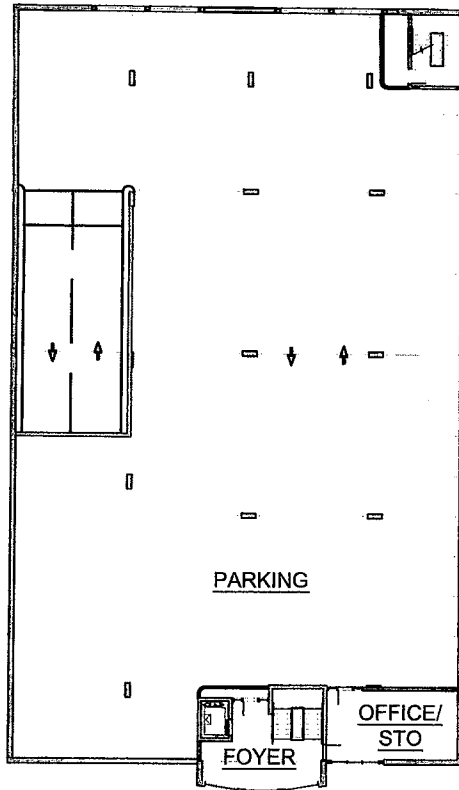
130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:  
CAD DWG FILE: A2 - A5 Floor Plans & Elevs.dwg  
PLOTTED: Apr 16, 2012 - 4:23PM  
DESIGNED BY: BSS  
DRAWN BY: BSS  
CHECKED BY: GM

SHEET TITLE  
SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN  
PARISH HALL  
FLOOR PLANS  
THIRD AND FOURTH FLRS

## Exhibit D-5



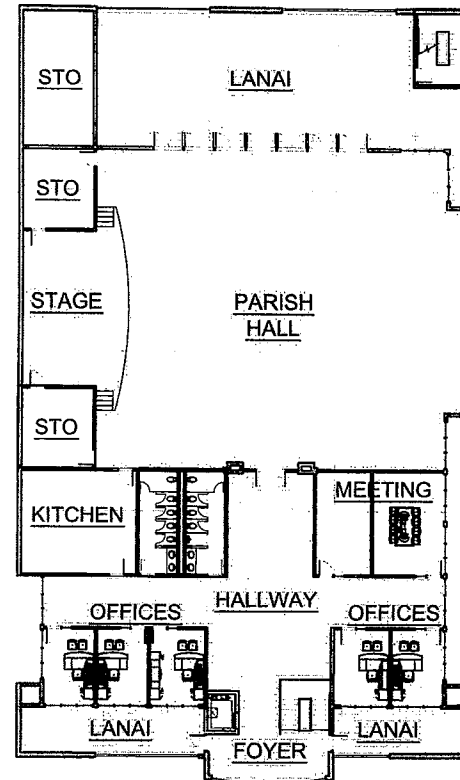
A1

## PARISH HALL - 3RD FLR PLAN

3/64" = 1'-0"

REF FROM:

0 4' 8' 16' 32' 48'



A3

## PARISH HALL - 4TH FLR PLAN

3/64" = 1'-0"

REF FROM:

0 4' 8' 16' 32' 48'



ARCHITECTURE  
RESTORATION  
RENOVATION  
RESEARCH

## Mason Architects

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## PROGRESS SET

Not for Construction

### PROJECT

SAINT AUGUSTINE  
DEVELOPMENT PLAN

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

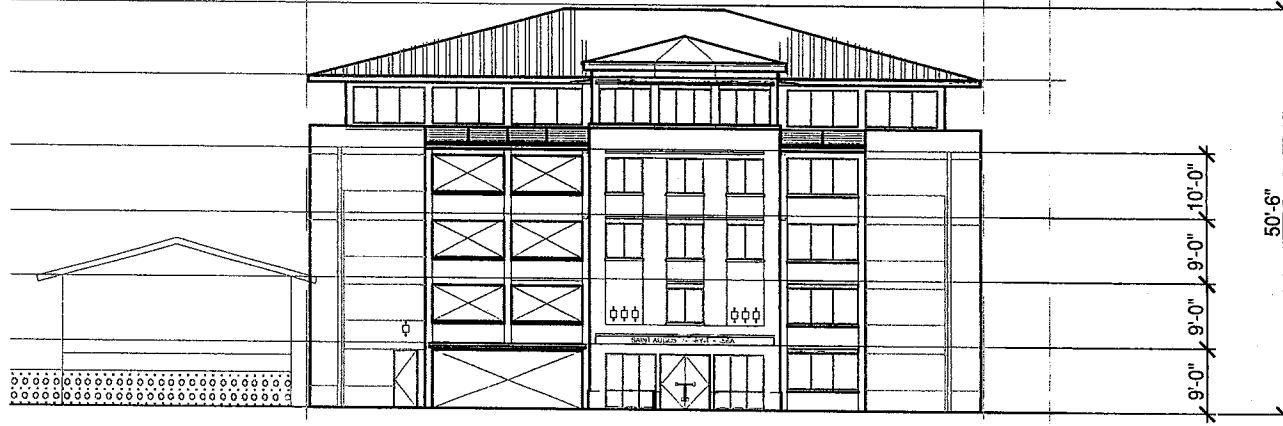
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ISSUE:		

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PLOTTED: Apr 16, 2012 - 3:42PM  
DESIGNED BY: BSS  
DRAWN BY: BSS  
CHECKED BY: GM

SHEET TITLE  
SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN

PARISH HALL  
EXTERIOR ELEVATIONS

## Exhibit D-6



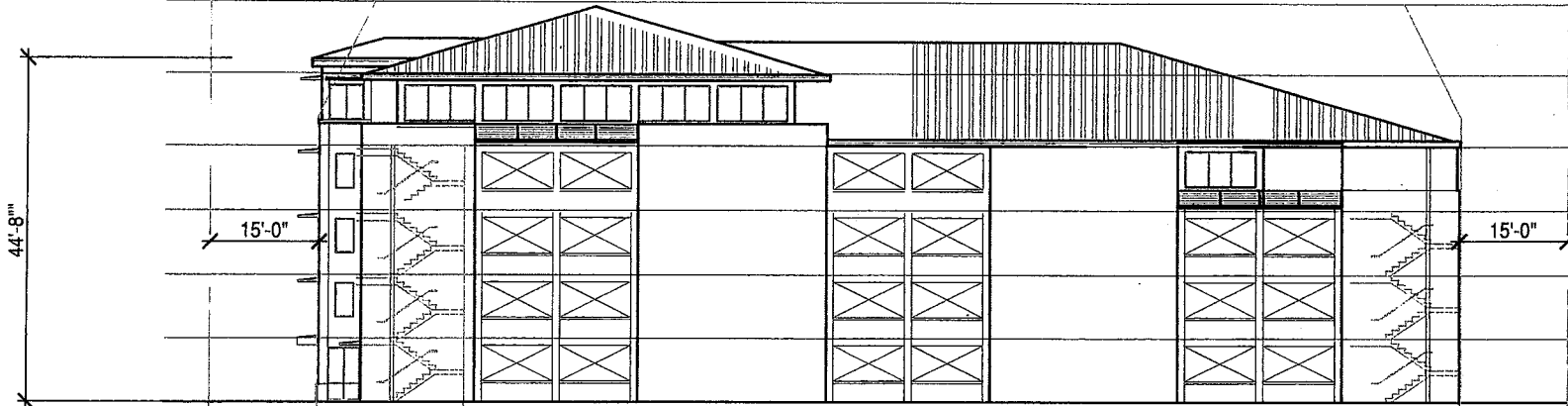
C1

## PARISH HALL - FRONT ELEVATION (OHUA ST)

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'



A1

## PARISH HALL - MAUKA ELEVATION

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'



ARCHITECTURE  
RESTORATION  
RENOVATION  
RESEARCH

## Mason Architects

119 Merchant Street, Suite 501  
Honolulu, Hawaii 96813  
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### PROGRESS SET

Not for Construction

#### PROJECT

SAINT AUGUSTINE  
DEVELOPMENT PLAN

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

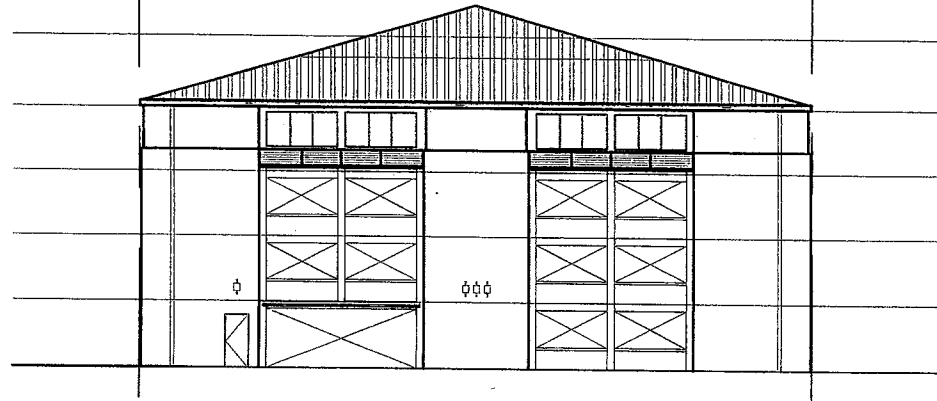
MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:  
CAD DWG FILE: A2 - A5 Floor Plans & Elevs.dwg  
PLOTTED: Apr 18, 2012 - 3:43PM  
DESIGNED BY: BSS  
DRAWN BY: BSS  
CHECKED BY: OM

SHEET TITLE  
SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN

PARISH HALL  
EXTERIOR ELEVATIONS

## Exhibit D-7



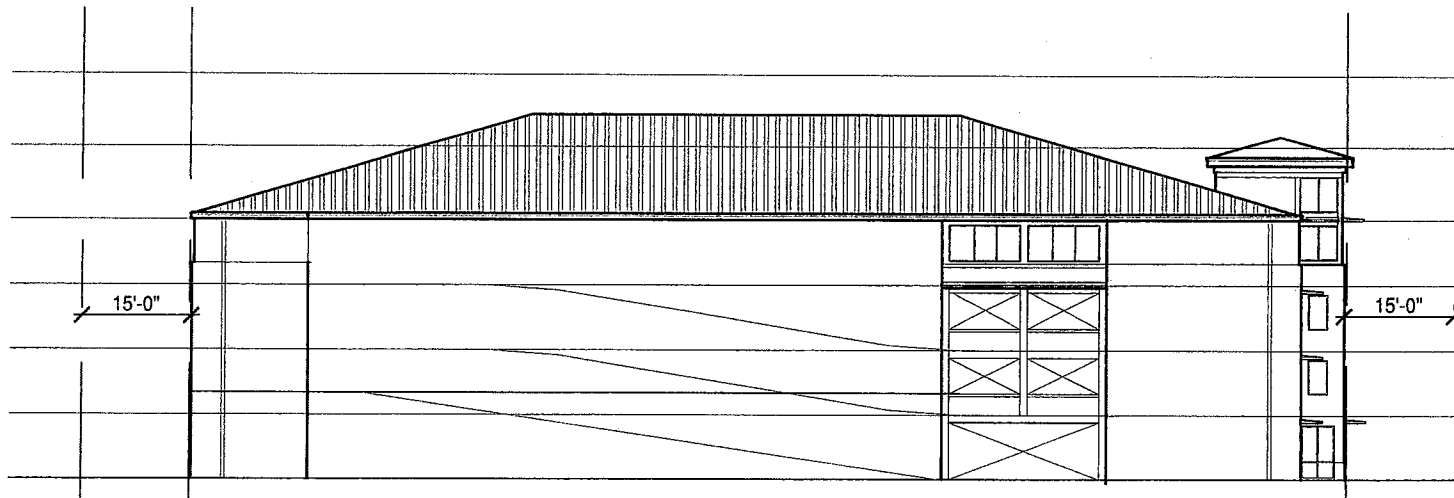
C1

### PARISH HALL - REAR ELEVATION (KEALOHILANI AVE)

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'



A1

### PARISH HALL - MAKAI ELEVATION

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'

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DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU  
STATE OF HAWAII

IN THE MATTER OF THE )  
APPLICATION OF FATHER ) 2015/SMA-59 (AB)  
LANE AKIONA )  
\_\_\_\_\_ )

TRANSCRIPT OF PROCEEDING

The above-entitled matter came on for hearing at  
Ala Moana Beach Park, McCoy Pavilion Dining Room, 1201 Ala  
Moana Boulevard, Honolulu, on Friday, February 19, 2016,  
commencing at 10:30 a.m., pursuant to Notice.

BEFORE: Joyce Shoji, HEARINGS OFFICER  
Alex Beatty, STAFF PLANNER

## P R O C E E D I N G S

HEARINGS OFFICER SHOJI: Good morning everyone.

AUDIENCE: Good morning.

HEARINGS OFFICER SHOJI: My name is Joyce Shoji, and I'm the hearings officer for today's public hearing. This is for a Major Special Management Area Use Permit, DPP's File No. 2015/SMA-59. It is 10:30 a.m., and we are the McCoy Pavilion Dining Room. The notice of the public hearing was published in the January 29, 2016 edition of the Honolulu Star-Advertiser, and we have posted the notice on the door leading to this dining room. For the record, it is noted that except for the DPP staff, the agent, Applicant, and supporters of the project, no one from the public is present for the hearing or to present testimony. Would the Applicant or agent please step forward and state your name for the record.

MR. AKIONA: Lane Akiona from St. Augustine Church.

HEARINGS OFFICER SHOJI: Thank you. Our staff planner, Alex Beatty, would normally present the relevant information behind the request. Being that everyone present is familiar with the request, would you have any objections to foregoing Alex's presentation?

MR. AKIONA: Yes. Oh, no, I'm sorry; no.

HEARINGS OFFICER SHOJI: Okay. Thank you. We

1 have one registered speaker, Margaret Stafford, please step  
2 forward. Please state your name for the record.

3 MS. STAFFORD: Thank you. Madam hearings officer  
4 Shoji and committee members. Good morning. My name is  
5 Margaret Stafford, and I am a native Hawaiian and lived in  
6 Kapahulu since 1959. I have been a member of St. Augustine  
7 by-the-Sea Catholic Church for more than 30 years. My  
8 purpose in being here is to ask that you give favorable  
9 review and consideration to the Master Plan submitted for  
10 your approval. St. Augustine has been in the Waikiki  
11 metropolis for 161 years. Thousands of visitors come to  
12 worship and pray there. With the canonization of St. Damien  
13 and St. Marianne who cared for Hansen disease patients at  
14 Kalaupapa on Molokai. We see an influx of visitors from  
15 Europe and the mainland curious to know more about these  
16 saints. Our church has a great honor to be in possession of  
17 most of the artifacts pertaining to these holy ones.  
18 Our Master Plan, therefore, includes a museum to display  
19 these precious items for the world to see. St. Augustine  
20 provides a haven for community activities, such as the soup  
21 kitchen which serves 75 to 100 meals a day. Kumu Hula  
22 Leimomi Ho and her halau, Keali'i Ka'a Punihonua Ke'ena A'o  
23 Hula hold weekly classes there. We also have a thrift shop.  
24 We have literally outgrown the space we now have. The  
25 Master Plan will provide for our immediate and future needs



1 especially the parking.

2 Thank you so much for your consideration.

3 HEARINGS OFFICER SHOJI: Thank you. Are you here  
4 for the public hearing? I'd like to note for the record  
5 that three people from the public did arrive, and we will be  
6 presenting the relevant information regarding the project  
7 now. Alex Beatty, our staff planner, will present the  
8 information. Thank you.

9 STAFF PLANNER BEATTY: All right. Thank you. The  
10 Applicant is seeking a Special Management Area Use permit to  
11 allow the development of two new structures on the St.  
12 Augustine by-the-Sea site in Waikiki. The Applicant is  
13 proposing to build a new St. Damien and St. Marianne Cope  
14 museum fronting Kalakaua Avenue and a new parking structure  
15 and Parish Hall at the rear of the property. The project is  
16 expected to cost about \$14.1 million and will take about 4  
17 years to complete. The site consists of two contiguous  
18 parcels totalling about 50,000 square feet. It's a boot  
19 shaped site, and it's currently developed with a church, a  
20 rectory, a multi-purpose Parish Hall, and surface parking.  
21 The site is primarily accessed by Ohua Street. The site is  
22 within the Resort Mixed Use Precinct of the Waikiki Special  
23 District, and nearby uses are consistent with a dense resort  
24 community. The site is almost entirely within the Special  
25 Management Area.

1           The proposed museum consists of a single two-story  
2 structure fronting Kalakaua Avenue. The building will cover  
3 about 3,000 square feet of the lot, and will contain about  
4 6,000 square feet of floor area, and the museum will be  
5 about 31 feet tall.

6           The Parish Hall will replace the existing Parish  
7 Hall with a 4-story structure. The first three stories are  
8 for parking and the 4th contains a Parish Hall, offices,  
9 restrooms and other accessory spaces. The Parish Hall will  
10 cover about 15,000 square feet of the lot, and will have  
11 about 17,000 square feet of floor area. The new structure  
12 will be about 50 feet tall. If this permit is approved, the  
13 Applicant will then be required to apply for a Waikiki  
14 Special District Permit before submitting for future  
15 development permits.

16           This concludes my presentation. Thank you.

17           HEARINGS OFFICER SHOJI: Thank you. For those of  
18 you who have just arrived, I'd like to describe today's  
19 procedure. No decisions will be made here today. The  
20 purpose of this public hearing is to take testimony from the  
21 public so that you have input in the Director's report and  
22 recommendation as well as the City Council's decision when  
23 they receive it. You will have an opportunity to provide  
24 testimony when the Application goes to City Council for the  
25 actual decision-making. Once we close this public hearing,

1 the Department will have 20 working days to transmit the  
2 report and recommendation to the City Council. All  
3 testimonies received here today is going to be part of the  
4 record. It will be reflected in our report and attached to  
5 our report and recommendation along with the full written  
6 transcript of this hearing. If you have further comments  
7 following the close of this public hearing, you can still  
8 submit them directly to City Council. If you'd like to  
9 submit your written comments to our Department, the  
10 Department of Planning and Permitting, please submit them by  
11 Friday, February 26, 2016. We have--Well, Alex just  
12 presented the basic facts of the project. Would the  
13 Applicant or agent like to give greater details of the  
14 project?

15 MR. EZER: If it's okay with DPP, can we move  
16 forward and have testimony, and if we need to make a  
17 presentation we can do so after.

18 HEARINGS OFFICER SHOJI: Yes; sure. Okay. Thank  
19 you. We have one registered speaker, Victoria Scott.  
20 Please state your name for the record.

21 MS. SCOTT: My name is Victoria Scott, S-C-O-T-T.  
22 I live next door to the proposed building. I live at 2500  
23 Kalakaua Avenue, which is Foster Tower. I live in Unit 401.  
24 My son owns about 12 units in the building. I'm the vice  
25 president of the board there. Our board owns a condo right

1 adjoining where the proposed building is. I would like to  
2 know if you're going to be tearing down the buildings on the  
3 back behind the church?

4 HEARINGS OFFICER SHOJI: We're just taking  
5 testimony; thank you.

6 MS. SCOTT: Well, that's the question I have.

7 HEARINGS OFFICER SHOJI: Yes.

8 MS. SCOTT: Then, I would like to know how far  
9 from the sidewalk the building will be in and how many feet  
10 high it will be, different distances from the sidewalk, and  
11 when do they plan to begin this? Because as you must know,  
12 I'm sure City Council knows, the City will be putting in a  
13 new sidewalk in front of the church on Kalakaua Avenue which  
14 is planned for this year 2016. So, if you have heavy  
15 equipment coming in and out during which time that the new  
16 sidewalk is going in, which will be the flagstone like they  
17 installed in other parts of Kalakaua, it will be very  
18 difficult. And if the new sidewalk is in, chances are those  
19 heavy construction trucks will ruin the new sidewalk. So, I  
20 was wondering how that's going to be addressed. So, I have  
21 a lot of questions. I certainly do not want this to block  
22 the view of several floors of our building. I live on the  
23 4th floor, and my master bedroom on the 4th floor is much  
24 lower than the top roof of the church at this time.

25 My front living room if they're going to build

1 that high would totally block my view of the ocean. So,  
2 these are concerned questions I have, which I'd like to have  
3 answers to.

4 HEARINGS OFFICER SHOJI: Thank you.

5 Is there anyone else who would like present testimony? [no  
6 response] Thank you for your testimony. Alex, do you have  
7 any questions for the Applicant or agent?

8 STAFF PLANNER BETTY: Not at this time.

9 HEARINGS OFFICER SHOJI: Thank you. Would the  
10 agent please describe the project a little bit more in  
11 detail.

12 MR. EZER: Good morning. My name is Scott Ezer. I'm  
13 a principal in the planning firm of HHF Planners. I'm the  
14 agent for the St. Augustine church in this entitlement  
15 process. I'll give you a brief background and hopefully I  
16 can answer most of your questions, and if not we can have a  
17 conversation later, and we can get into more detail.

18 [Ms Scott in the audience: [inaudible]

19 HEARINGS OFFICER SHOJI: If you could keep your  
20 comments for later. He has the floor. [referring to  
21 Ms. Scott in the audience.]

22 MR. EZER: Okay. The Roman catholic church in  
23 Hawaii is proposing to implement improvements to their St.  
24 Augustine by-the-Sea church property in accordance with a  
25 new Master Plan. The Master Plan consider the existing

1 condition of the facilities and the future needs of the  
2 Parish. On the image that you're looking at right now,  
3 here's Kalakaua Avenue. This is an existing aerial photo  
4 that shows what's on the property today. Here is Ohua  
5 Avenue, Foster Tower which is where you folks live, and  
6 Kealohilani Street. The existing church is in two parcels  
7 as described earlier by Alex about 50,000 square feet. You  
8 can see the outline of the church, the rectory, parking and  
9 the existing Parish Hall. This shows you this is a drawing  
10 of the site plan. Again, the same features you saw on the  
11 aerial photograph. There's St. Augustine church parking lot  
12 on the Foster condominium side of the property, the rectory,  
13 the additional parking, Parish Hall and additional parking.

14 The facilities that the church is proposing to  
15 build include, again as described by DPP, Alex Beatty  
16 earlier, a new St. Damien, St. Marianne museum located on  
17 the Kalakaua Avenue frontage, which would be over here.  
18 We'll get to that in a little bit and a new multi-purpose  
19 building to serve as a redeveloped Parish Hall, an office  
20 space along with additional parking. The existing Parish  
21 Hall, which is right here, would be demolished and the new  
22 structure would consist of three floors of parking and a new  
23 Parish Hall on the top floor of the parking deck.

24 In 2012, we had earlier gone through a very  
25 similar process for this project. I don't know if you folks

1     were involved at that time, but essentially we submitted  
2     this exact same project for approval to the Department of  
3     Planning and Permitting, and the project was approved by  
4     City Council on July 31st, 2012 by Resolution 12-95. One of  
5     the conditions of approval required that the Applicant  
6     obtained a development permit or a building permit within  
7     two years of July 31st, 2012.

8             We subsequently applied for the second permit that  
9     we needed which was a Waikiki Special District Permit and  
10    that was also granted. That was granted by the Department  
11    of Planning and Permitting on September 24, 2012. And the  
12    Applicant had two years as well to obtain a building permit.  
13    And because of building permit--And we had actually  
14    submitted plans to obtain a building permit after we got the  
15    SMA permit and the Waikiki Special District Permit, and DPP  
16    wrote to the Applicant on May 12, 2014, that the plans for  
17    the project had satisfied the conditions of the Waikiki  
18    Special District. However, for a variety reasons the  
19    building permit was not obtained prior to the lapse of those  
20    two dates, and we were remiss in asking for an extension,  
21    which we legally could have done. So, the permits expired,  
22    and that's the reason we're here today is we're reapplying  
23    for the same permit. It's the same permit actually. And  
24    we're going through the process to get this development  
25    approved, and it's the same project that we submitted for

1 back in 2012.

2 We did an environmental assessment for this  
3 project under the requirements of the State Chapter 343,  
4 Hawaii Revised Statutes which is the State Environmental  
5 Law. The City accepted that document, and approved a  
6 finding of a no significant impact in 2012.

7 Since St. Augustine church was constructed in  
8 1962, there had been no major improvements on the property  
9 and the church rectory and Parish Hall have essentially  
10 remained unchanged since almost 50 years ago. The church  
11 has custody of many artifacts and other objects related to  
12 St. Damien and St. Marianne Cope. In recognition of the  
13 significance related to their canonization, the Roman  
14 catholic church wants to make these artifacts and objects  
15 available for viewing by the public, and that's the genesis  
16 for the desire to construct the museum.

17 This drawing shows a proposed site plan for the  
18 facilities that are part of the Master Plan. The church  
19 would remain in its existing location, rectory would remain  
20 unchanged, the Parish Hall which was previously located here  
21 would be demolished and this would become a parking  
22 structure, which would be 50 feet high--and, I'll show you a  
23 section of what that would look like in a minute. And, on  
24 top of this would be the Parish Hall; the three stories  
25 below that would be for parking. The St. Damien and



1 St. Marianne Cope museum would be located in the south west  
2 corner of the property. This is where the Foster Tower is  
3 located.

4 [Ms. Scott in the the audience]: How tall is that  
5 building?

6 MR. EZER: I'll get to that in a moment, if you  
7 can hold. [referring to Ms. Scott in the audience]

8 MR. EZER: So these are drawings of the museum.  
9 This would be as if you were looking at the museum from  
10 Kalakaua Avenue looking mauka. So, this is looking toward  
11 the mountains. The height of the building at its peak would  
12 be 31 feet, that's to accommodate the gabled roof and the  
13 other portion of the structure is about 18 feet, 6 inches.  
14 This is a different view looking from Diamond Head side, and  
15 this is a view looking from the mauka side toward the ocean.  
16 We also have some floor plans here. You're welcome to come  
17 up and look at these after the hearing is concluded.

18 And, I should mention that the existing height  
19 allowance for this property under the Waikiki Special  
20 District regulation is 220 feet. So, all of the buildings,  
21 existing and proposed fall well below the height limits  
22 allowed in the Waikiki Special District.

23 This is a section of the new Parish Hall on the  
24 parking structure. So, this would be if you were standing  
25 on Ohua and looking toward the west. The three floors here

1 would be for parking, and then the 4th floor would be  
2 for the Parish Hall. The height of this building is 50  
3 feet. Your question related to setbacks, I believe the  
4 requirement is 15 feet. So, they would be well setback from  
5 the sidewalk. And with regard to questions relating to  
6 tearing up the sidewalk, that wouldn't need to be done. All  
7 of the vehicles would be able to get to the construction  
8 site by coming off of Ohua through the parking lot and  
9 coming down to the back of the building.

10 I'd like to also point out that we would be  
11 eliminating the parking in this area, so that would now  
12 become open space. There would be no vehicles entering this  
13 area. It would be more landscaped. Actually, intended to be  
14 a contemplative garden, and there will be--the percentage of  
15 open space on the property is going up and the number of  
16 parking spaces are going up as well to accommodate more  
17 people so they don't have to park in the neighborhood when  
18 they come to attend functions at the church. The church is  
19 not intending to expand the services they provide or the  
20 activities that occur on the property. The development is  
21 only intended to No. 1, take care of their existing needs  
22 and to provide a home for their historic artifacts. And,  
23 that concludes my presentation.

24 HEARINGS OFFICER SHOJI: Thank you, Scott. Any  
25 questions after his presentation, Alex?

1           STAFF PLANNER BEATTY: Just one question. You  
2 mentioned that the proposed structures will be within the  
3 height limit. To the best of your knowledge, will the  
4 proposal meet the rest of the development standards for the  
5 Resort Mixed Use District?

6           MR. EZER: Yes. Since we've already gone through  
7 a process where we get through the Waikiki Special District  
8 Permit, the plans have not changed since they have been  
9 reviewed and approved by the Department. We're just having  
10 to recycle those plans that have already been adopted.  
11 So, there will be no need for any other permits beyond the  
12 Special District Permit, no variances, nothing else.

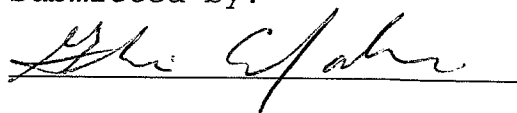
13           STAFF PLANNER BEATTY: Okay. Thank you.

14           HEARING OFFICER SHOJI: Thank you very much. With  
15 no further questions, this public hearing is closed. Thank  
16 you.

17           [The meeting was adjourned at approximately  
18 11:00 a.m.]

19                           --oOo--

20                           Submitted by:

21                           

22                           Secretary-Hearings Reporter

23

24

25

## \$14.1 - looking

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\$14.1 4:16

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 100 3:21  
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 11:00 14:18  
 12 6:24, 10:16  
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 15 13:4  
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 17,000 5:11  
 18 12:13  
 19 1:14  
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 1962 11:8

## 2

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 2015/SMA-59 1:6, 2:8  
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## 3

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 31st 10:4, 10:7  
 343 11:3

## 4

4 4:16  
 4-story 5:7  
 401 6:23  
 4th 5:8, 7:23, 7:23,  
 13:1

## 5

50 5:12, 11:10, 11:22,  
 13:2  
 50,000 4:18, 9:7

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## RESOLUTION

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GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR ST. AUGUSTINE BY-THE-SEA CHURCH TO CONSTRUCT A NEW ST. DAMIEN AND ST. MARIANNE COPE MUSEUM; DEMOLISH AND REPLACE AN EXISTING PARISH HALL WITH A NEW MULTI-PURPOSE BUILDING WITH PARKING, PARISH HALL, OFFICE AND STORAGE SPACES; AND APPURTENANT SITE IMPROVEMENTS

WHEREAS, the Department of Planning and Permitting (DPP) on December 23, 2015, accepted the application of St. Augustine By-The-Sea Church, herein referred to as the "Applicant," for a Special Management Area (SMA) Use Permit for the construction of a new St. Damien Museum; demolition and replacement of an existing parish hall with a new multi-purpose building with parking, parish hall, office and storage spaces; and appurtenant site improvements, on land zoned Resort Mixed Use Precinct in the Waikiki Special District, located at 130 Ohua Avenue, Honolulu, Oahu and identified as Tax Map Keys 2-6-26: 12 and 15, as shown on Exhibit A; and;

WHEREAS, on February 19, 2016, the DPP held a public hearing which was attended by several members of the community, including representatives of the Applicant and neighborhood residents; and

WHEREAS, on March 18, 2016, within twenty (20) working days after the close of the public hearing, the DPP, having duly considered all evidence and reports of said public hearing and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu (ROH), completed its report and transmitted its findings and recommendation of approval to the City Council; and

WHEREAS, the City Council, having received the findings and recommendations of DPP on \_\_\_\_\_, and at its meeting of \_\_\_\_\_, having duly considered all of the findings and reports on the matter, approved the subject application for an SMA Use Permit with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Use Permit be issued to the Applicant under the following conditions:

- A. Construction and operation of the new St. Damien Museum, multi-purpose building, and other site improvements shall be in general conformity with the Project as described in the Report and Recommendation of the Director of the Department of Planning and Permitting (DPP), referenced herein, and the plans attached hereto as Exhibits D-2 through D-7.

DPP15SMA59.R15



## RESOLUTION

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Any changes in the size or nature of the approved Project which have a significant effect on coastal resources addressed in Chapter 25, Revised Ordinances of Honolulu (ROH), and/or Chapter 205A, Hawaii Revised Statutes (HRS), shall require a new application and permit. Any changes which do not have a significant effect on coastal resources shall be considered minor modifications and therefore permitted under this resolution, upon review and approval by the Director of the DPP.

- B. Prior to the issuance of any development permits for the construction of the approved project, the Applicant shall obtain an approved Special District Permit (Major) for the Project from the Director of the DPP.
- C. Prior to Project construction, an archaeological monitoring plan shall be completed and approved by the Department of Land and Natural Resources State Historic Preservation Division (SHPD). In the event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction activities, all work shall cease in the immediate vicinity of the find. The Applicant shall protect the find from additional disturbance and contact the SHPD immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites are discovered during the course of construction of the Project, all construction activity in the vicinity of the discover shall stop until the issuance of an archaeological clearance from the SHPD that mitigation measures have been implemented to its satisfaction.
- D. Artificial light from exterior light fixtures, including, but not necessarily limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, shall be prohibited if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to Section 205A-71(b), HRS.
- E. Approval of this Special Management Area Use Permit does not constitute compliance with other Land Use Ordinance (LUO) or governmental requirements, including building permit approval. They are subject to separate review and approval. The Applicant will be responsible for insuring that the final plans for the Project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.
- F. **The Applicant shall obtain a development permit for the proposed development within two years of the date of this permit.** Failure to obtain a



## RESOLUTION

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development permit within this period shall render this permit null and void, provided that this period may be extended as follows:

The Director of the Department of Planning and Permitting may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond one year from the initial deadline set by the City Council.

If the Applicant demonstrates good cause for an extension exceeding one year, the Director shall prepare and submit to the Council a report on the proposed extension, which report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final action on the proposed extension within the first to occur of: (a) 60 days after receipt of the Director's report; or, (b) the Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied





**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. \_\_\_\_\_

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## RESOLUTION

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BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be and is directed to transmit copies of this resolution to George I. Atta, FAICP, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii, 96813; Father Lane Akiona, St. Augustine by-the-Sea Church, 130 Ohua Avenue, Honolulu, Hawaii, 96815; and Scott Ezer, HHF Planners, Inc., 733 Bishop Street, Suite 2590, Honolulu, Hawaii, 96813

INTRODUCED BY:

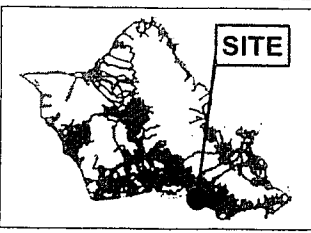
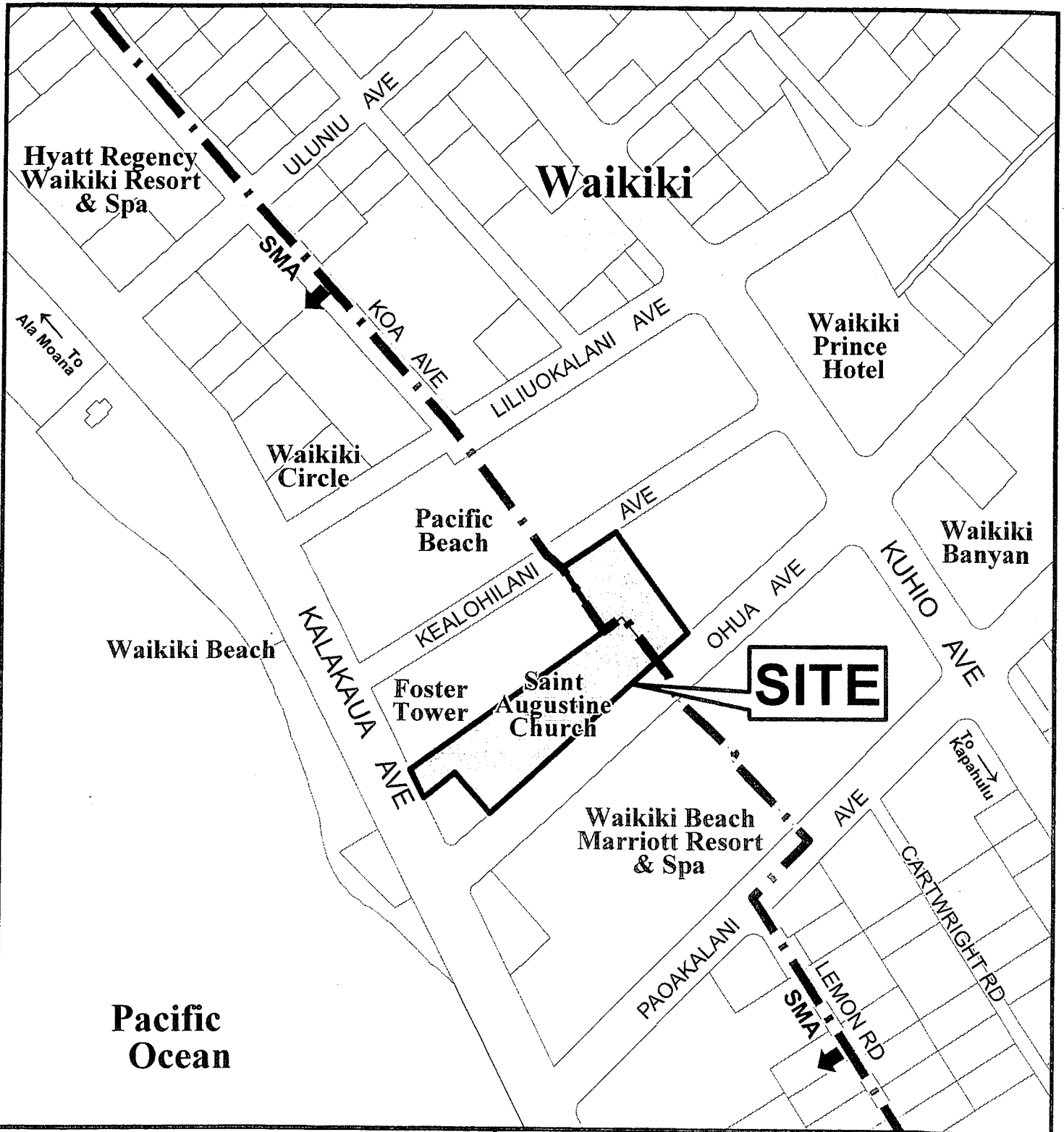
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE OF INTRODUCTION:

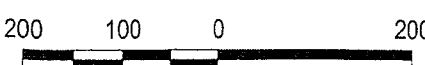
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Honolulu, Hawaii

\_\_\_\_\_  
Councilmembers



VICINITY MAP



Scale in Feet



# LOCATION MAP

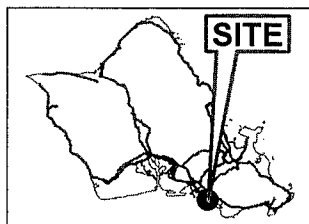
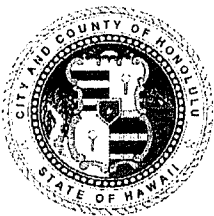
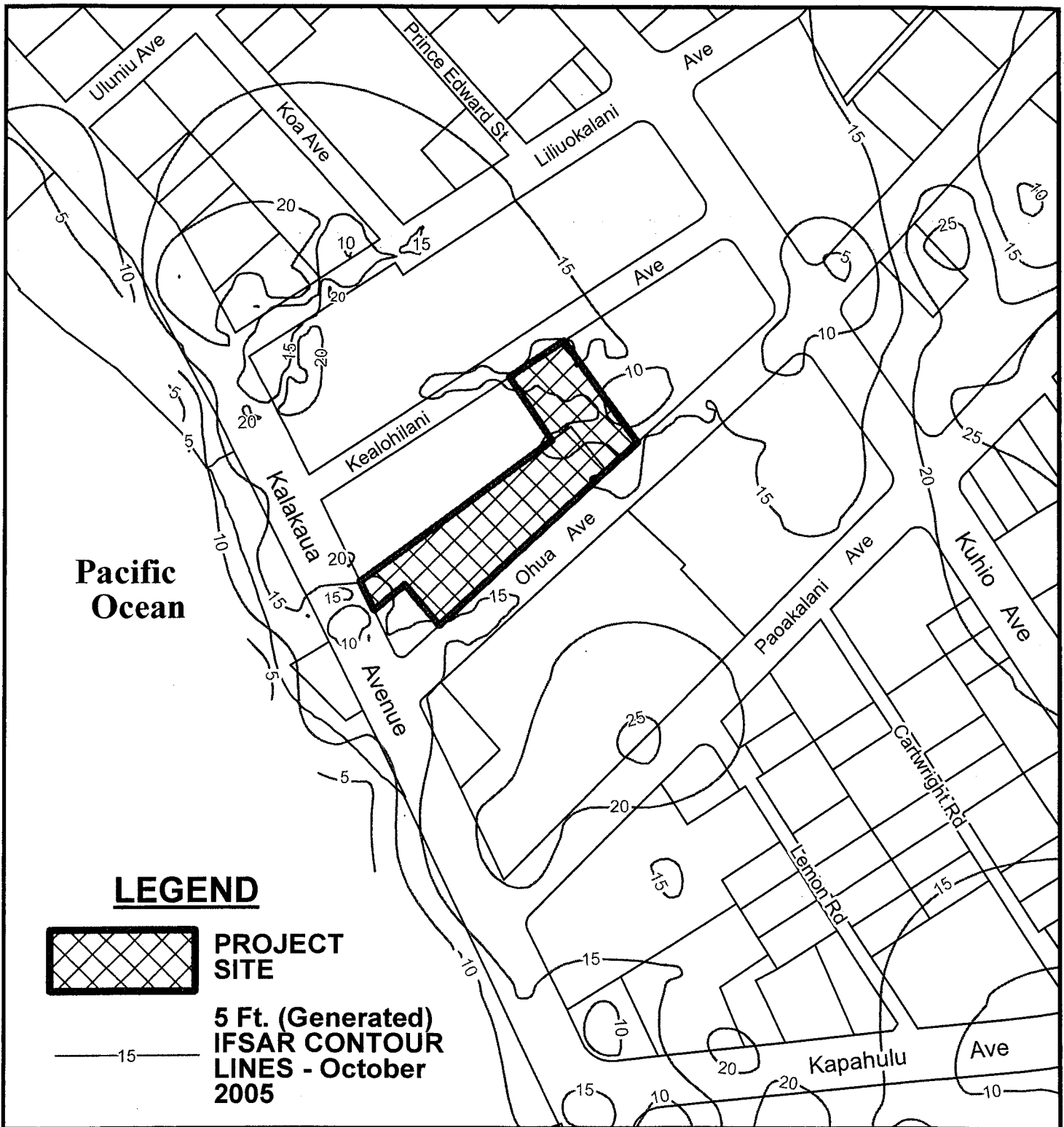
WAIKIKI

Exhibit A

TAX MAP KEY(S): 2-6-26: 12 & 15

FOLDER NOs.: 2015/SMA-59





VICINITY MAP

200 100 0 200

Scale in Feet



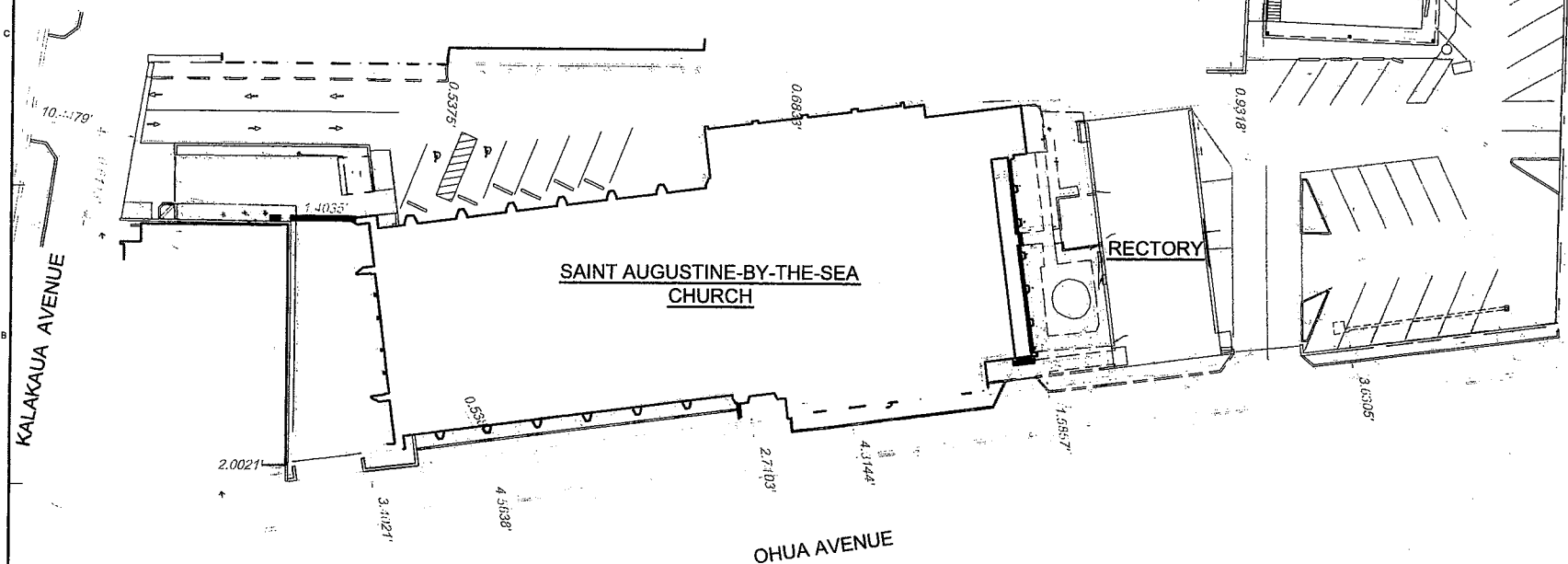
PORTION OF  
**TOPOGRAPHIC MAP**  
**WAIKIKI** **Exhibit C**

TAX MAP KEY(S): **2-6-26: 12 & 15**

FOLDER NOS.: **2015/SMA-59**

TMK 2-6-026: 015 15,351 SF  
 TMK 2-6-026: 012 34,709 SF  
 TOTAL SITE AREA: 50,060 SF

EXISTING OPEN SPACE: 9,375 SF  
 PERCENTAGE OF AREA: 18%



A1

## SITE PLAN -- EXISTING

1" = 40'-0"

REF FROM:



0 20' 40' 80'

KEALOHLANI STREET

OHUA AVENUE

KALAKAUA AVENUE



### Mason Architects

119 Merchant Street, Suite 501  
 Honolulu, Hawaii 96813  
 www.masonarch.com  
 Voice: 808 536-0656  
 Fax: 808 526-0577

### PROGRESS SET

Not for Construction

#### PROJECT

#### SAINT AUGUSTINE DEVELOPMENT PLAN

130 OHUA STREET  
 HONOLULU, HI  
 (1) 2-6-026: 012 & 015

#### MARK DATE DESCRIPTION

ISSUE:

#### PROJECT NO:

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PLOTTED: Apr 16, 2012 - 4:06PM

DESIGNED BY: BSS

DRAWN BY: BSS

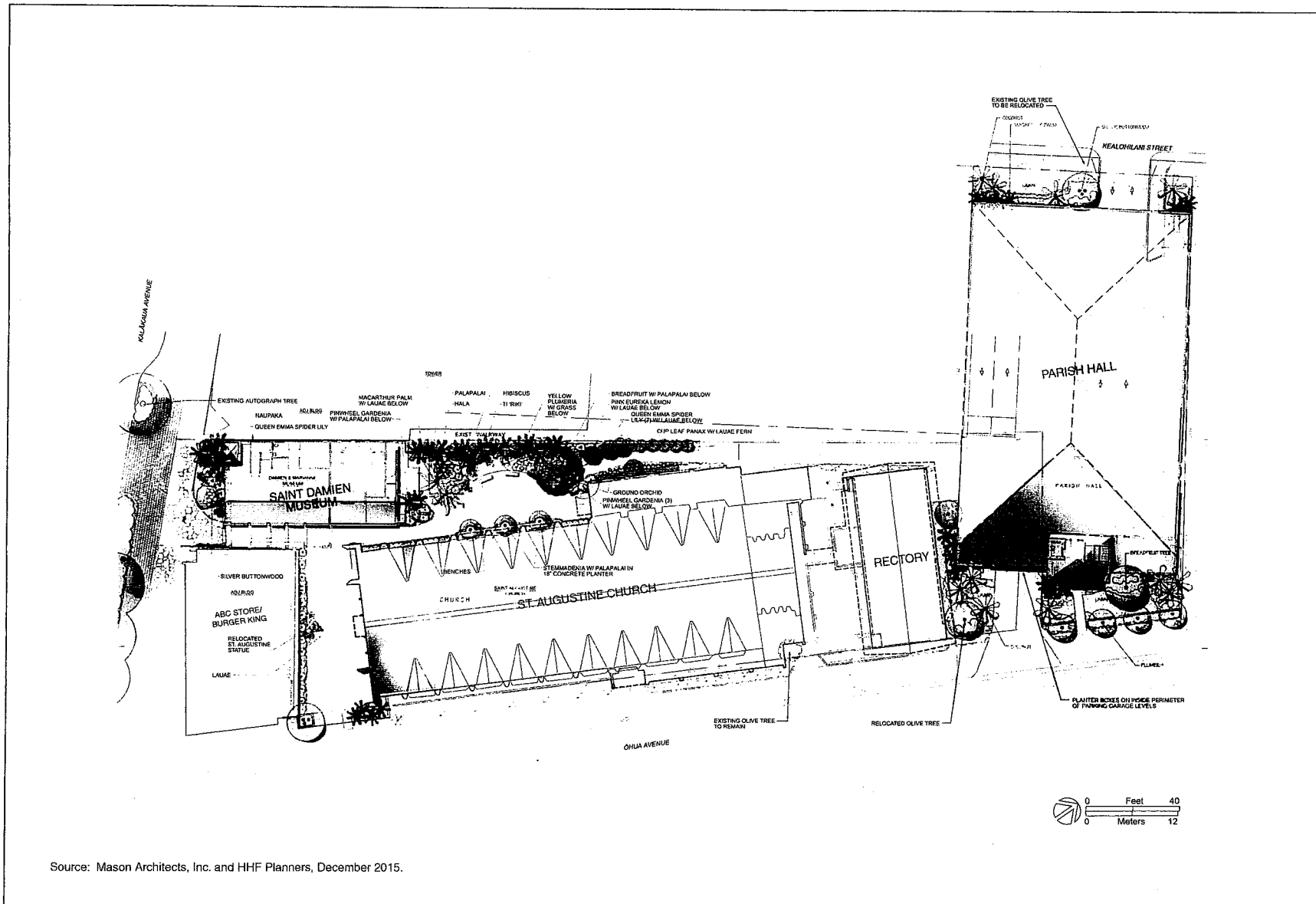
CHECKED BY: GM

#### SHEET TITLE

SAINT AUGUSTINE CHURCH  
 DEVELOPMENT PLAN

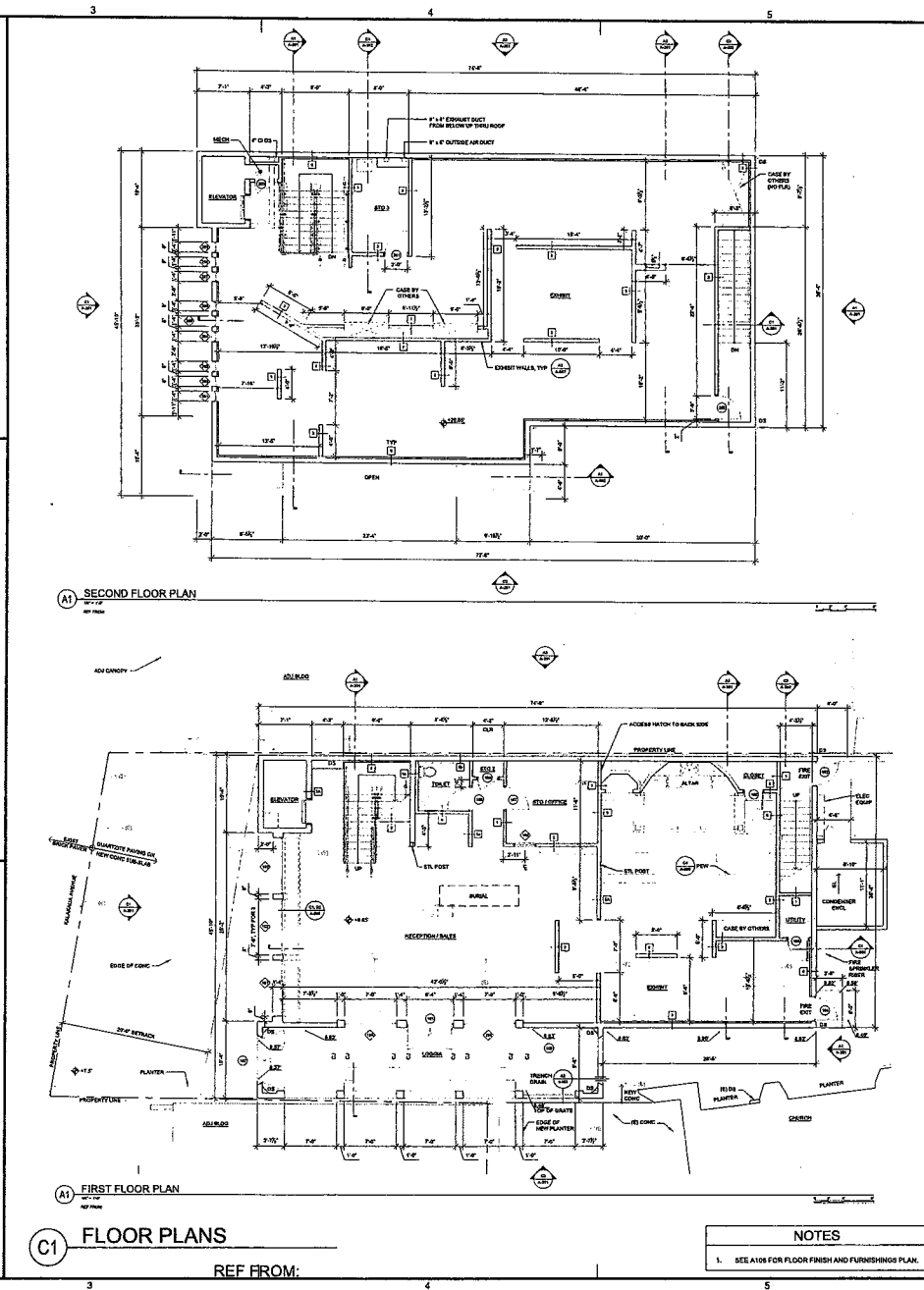
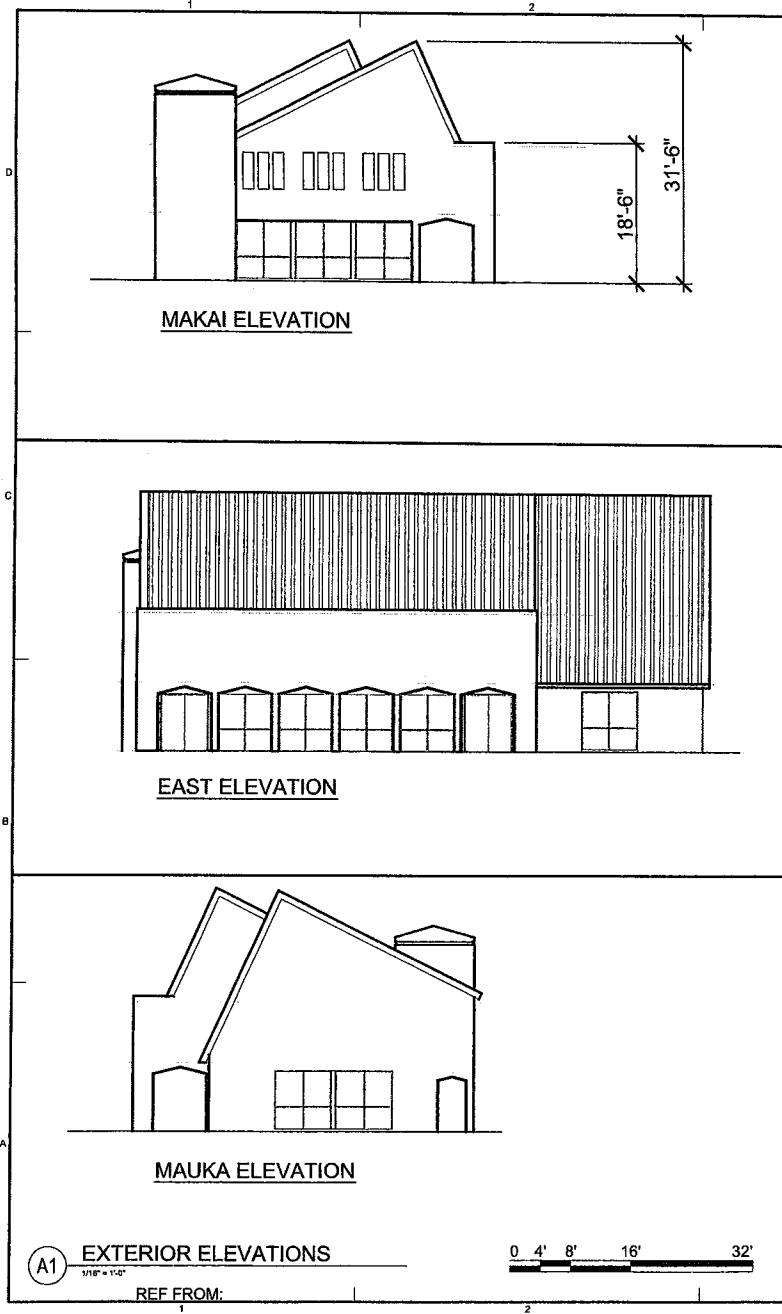
EXISTING  
 SITE PLAN

Exhibit D-1



**CONCEPTUAL LANDSCAPE / SITE PLAN**  
 ST. AUGUSTINE-BY-THE-SEA CHURCH MASTER PLAN  
 WAIKIKI, O'AHU, HAWAII

**Exhibit D-2**



**M** ARCHITECTURE  
RESTORATION  
RENOVATION  
RESEARCH

**Mason Architects**  
119 Merchant Street, Suite 501  
Honolulu, Hawaii 96813  
www.masonarch.com  
Voice: 808 536-0556  
Fax: 808 526-0577

**PROGRESS SET**  
Not for Construction

PROJECT  
**SAINT AUGUSTINE  
DEVELOPMENT PLAN**

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

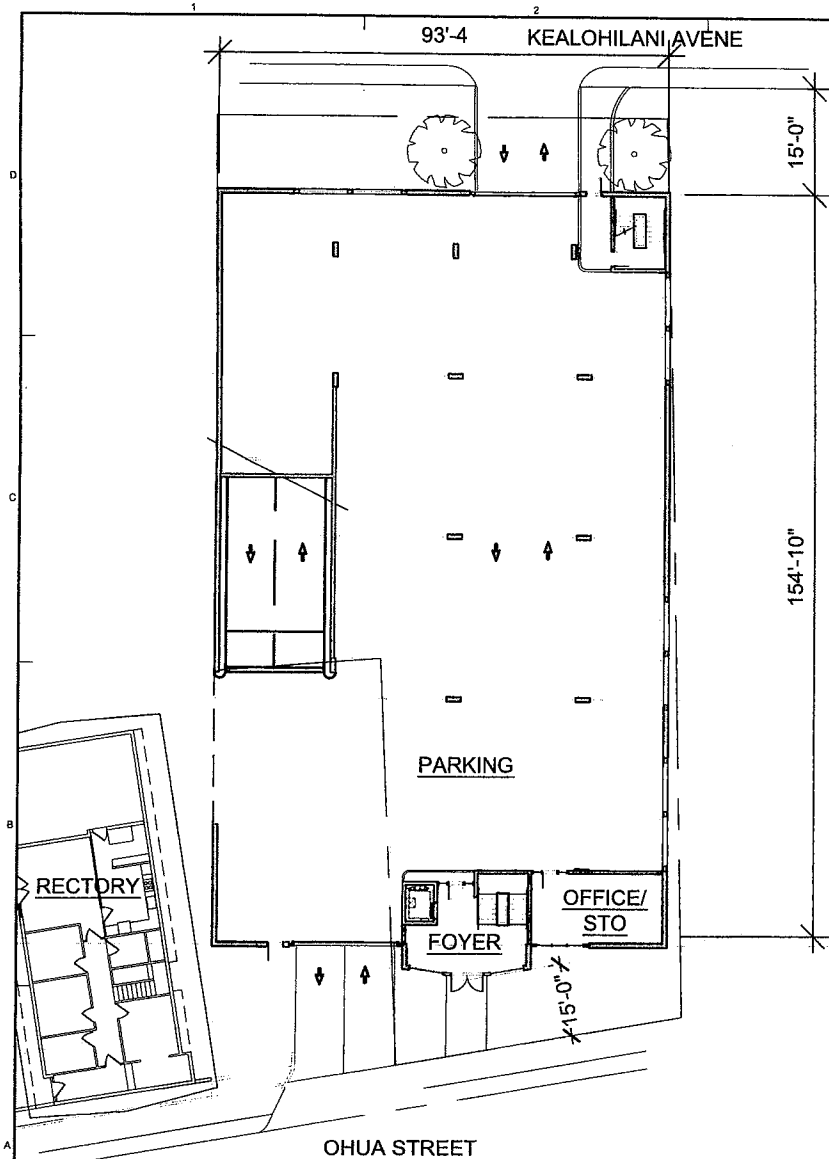
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PLOTTED: Apr 16, 2012 - 4:17PM  
DESIGNED BY: BSS  
DRAWN BY: BSS  
CHECKED BY: GM

SHEET TITLE  
**SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN**

FLOOR PLANS AND  
EXTERIOR ELEVATIONS

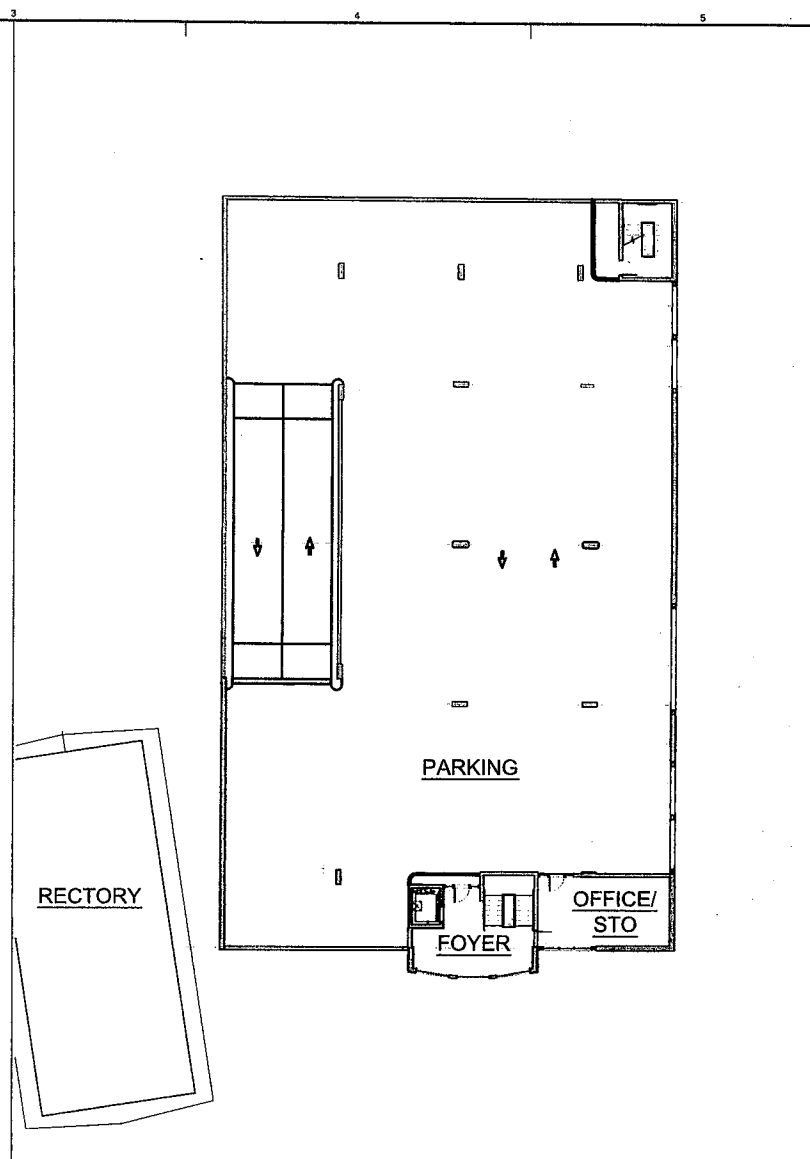
**Exhibit D-3**



**A1** PARISH HALL - 1ST FLR PLAN

3/64" = 1'-0"

REF FROM:



**A3** PARISH HALL - 2ND FLR PLAN

3/64" = 1'-0"

REF FROM:



ARCHITECTURE  
RESTORATION  
RENOVATION  
RESEARCH

## Mason Architects

119 Merchant Street, Suite 501  
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www.masonarch.com  
Voice: 808 536-0556  
Fax: 808 526-0577

## PROGRESS SET

Not for Construction

### PROJECT

## SAINT AUGUSTINE DEVELOPMENT PLAN

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:  
CAD DWG FILE: A2 - A5 Floor Plans & Elevs.dwg  
PLOTTED: Apr 16, 2012 - 4:22PM  
DESIGNED BY: BSS  
DRAWN BY: BSS  
CHECKED BY: GM

SHEET TITLE  
SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN  
PARISH HALL  
FLOOR PLANS  
FIRST AND SECOND FLRS

## Exhibit D-4





# Mason Architects

119 Merchant Street, Suite 501  
Honolulu, Hawaii 96813  
www.masonarch.com  
Voice: 808 536-0556  
Fax: 808 526-0577

## PROGRESS SET

Not for Construction

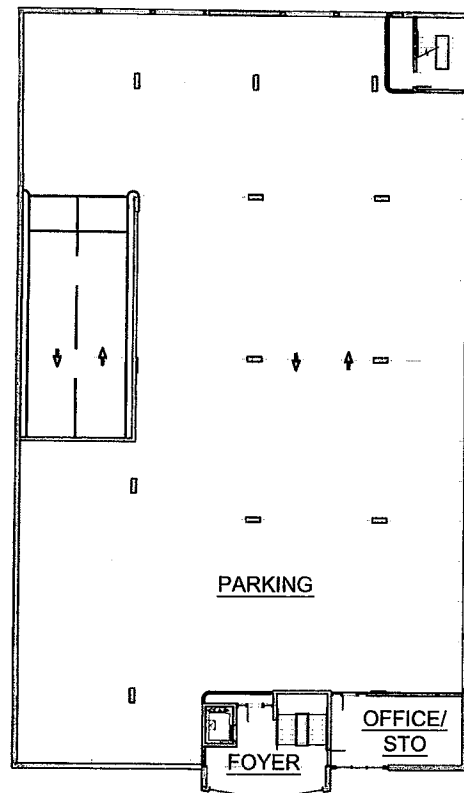
### PROJECT

## SAINT AUGUSTINE DEVELOPMENT PLAN

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		
PROJECT NO:		
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PLOTTED: Apr 16, 2012 - 4:23PM		
DESIGNED BY: BSS		
DRAWN BY: BSS		
CHECKED BY: GM		
SHEET TITLE		
SAINT AUGUSTINE CHURCH		
DEVELOPMENT PLAN		
PARISH HALL		
FLOOR PLANS		
THIRD AND FOURTH FLRS		

## Exhibit D-5



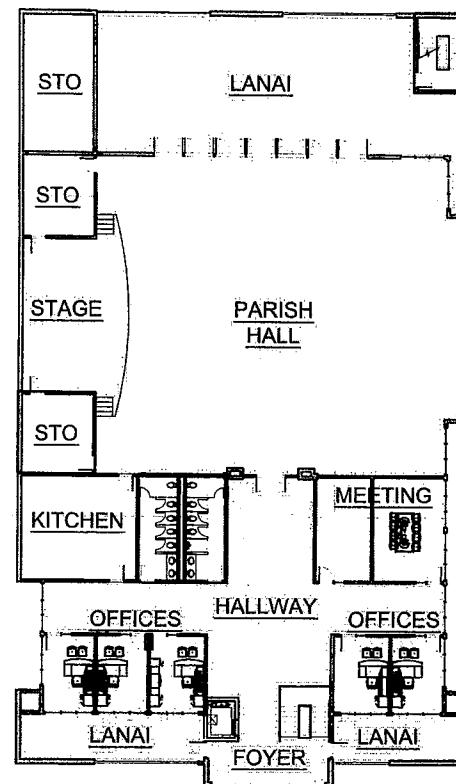
A1

## PARISH HALL - 3RD FLR PLAN

3/64" = 1'-0"

REF FROM:

0 4' 8' 16' 32' 48'



A3

## PARISH HALL - 4TH FLR PLAN

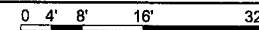
3/64" = 1'-0"

REF FROM:

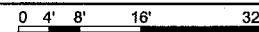
0 4' 8' 16' 32' 48'



REF FROM:



## REF FROM:



Not for Construction

PROJECT

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
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ISSUE:

PROJECT NO:

CAD DWG FILE: A2 - A5 Floor Plans & Elevs.dwg

PLOTTED: Apr 16, 2012 - 3:42PM

DESIGNED BY: BSS

**DRAWN BY:** BSS

CHECKED BY: GM

**SHEET TITLE**

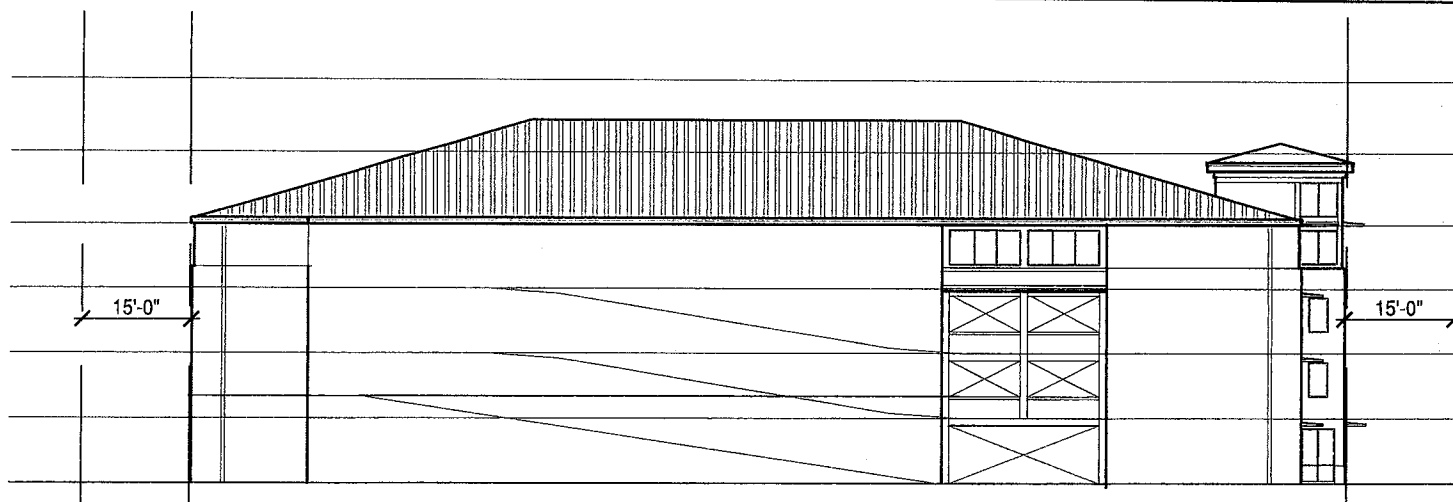
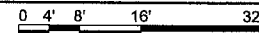
**SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN**

PARISH HALL  
EXTERIOR ELEVATIONS

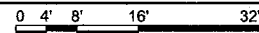
**Exhibit D-6**



## REF FROM:



## REF FROM:



Not for Construction

PROJECT

SAINT AUGUSTINE  
DEVELOPMENT PLAN

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
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**ISSUE:**

PROJECT NO:

CAD DWG FILE: A2 - A5 Floor Plans & Elevs.dwg

PLOTTED: Apr 16, 2012 - 3:43PM

DESIGNED BY: BSS

DRAWN BY: BSS  
CHECKED BY: CM

CHECKED BY: GM

SHEET TITLE

SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN

PARISH HALL  
EXTERIOR ELEVATIONS

**Exhibit D-7**